



Helping *you* move



137 Mercia Drive, Leegomery

Offered with No Upward Chain, this well portioned, Two Bedroom First Floor Apartment offers a fantastic opportunity for a plethora of buyers, early viewing is highly recommended.

Offers Over
£85,000

137 Mercia Drive, Leegomery, Telford, Shropshire, TF1 6YQ.

Overview

- First Floor Apartment
- No Upward Chain
- Lounge
- Refitted Kitchen
- 2 Double Bedrooms
- Refitted Shower Room
- Private Entrance
- Garden
- Driveway
- Double Glazing
- EPC D, Council Tax A



Location

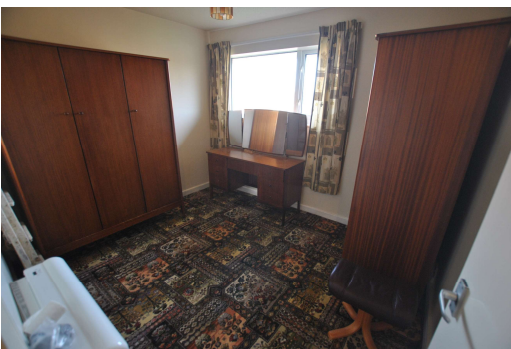
Situated on a cul-de-sac in this popular residential locality of Leegomery, the property is served by a range of neighbourhood facilities, including local shops and Primary School. An excellent road network links the property to the traditional market Town of Wellington and modern leisure and shopping facilities of Telford Town Centre

Brief Description

This well appointed Two Bedroom First floor apartment, has been improved to include replacement storage heaters, a refitted kitchen and refitted shower room. The apartment is accessed via a private entrance with double opening glazed doors, which give access to the inner hall, with stairs that ascend to the first floor landing, with cupboard housing the Hot Water cylinder, access to loft and doors to the Lounge, which offers lots of natural light from the window to the rear, feature fireplace with electric fire, storage heater and door to the, Kitchen with a range of floor and wall mounted cupboards, worktop inset with bowl and a quarter sink with drainer to side, electric hob with extractor over. Eye level electric double oven, space and plumbing for washing machine, further space for fridge and freezer, window to rear elevation.



Further doors from the landing lead to Bedroom one, which has window to front elevation, storage heater and built in storage cupboard. Bedroom Two also enjoys a window to front elevation and storage heater. The refitted Shower room is tiled to full wall height, has a double walk-in shower cubicle with electric shower over, vanity wash hand basin with cupboards below, low level WC, electric towel rail and window to side. Outside the property benefits from tandem length drive to the rear of the property, garden laid to lawn, inset with mature trees and shrubs, a tarmac path, which leads to the front door with storage cupboard to the side.



TENURE

We are advised that the property is Leasehold, with a 999 year lease from 15.10.82 and an End date of 2978, The ground rent is £20 per annum and there is no service charge, this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band A

SERVICES

We are advised that mains water, drainage, electricity are available. We have been advised that gas is supplied to the property but capped at the meter. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

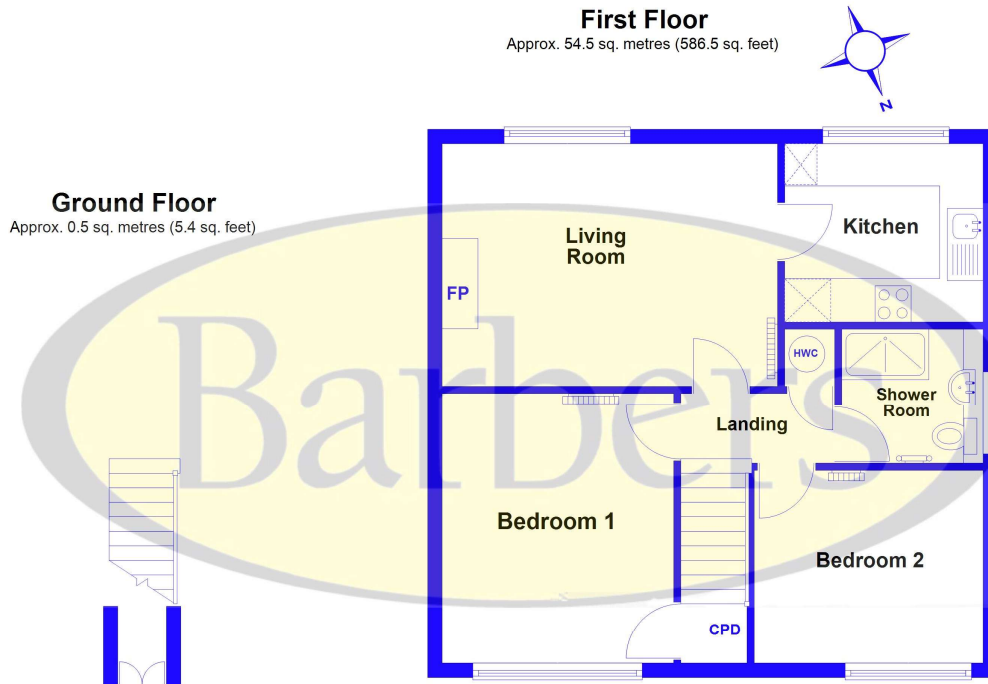
From the Princess Royal roundabout in Wellington take the exit onto Granger Drive, at the mini roundabout take the 2nd exit proceeding along Grainger Drive - take the first right into Mercia Drive, continue all the way to the top and the property will be located on the left hand side, marked by our for sale board.

METHOD OF SALE

For Sale by Private Treaty.

WE37302 050224

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 55.0 sq. metres (591.9 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

Plan produced using PlanUp.

137 Mercia Drive, Leegomery, Telford

All measurements quoted are approximate:

LOUNGE 15' 3" x 11' 10" (4.65m x 3.61m)

KITCHEN 9' 10" x 8' (3m x 2.44m)

BEDROOM 12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM 10' 4" x 8' 8" (3.15m x 2.64m)

SHOWER ROOM 6' 11" x 6' 4" (2.11m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.