



Helping *you* move



2 Rural Cottages, Buildwas

A three Bedroom Semi-Detached House with generous gardens, situated in an elevated position in the semi-rural location of Buildwas, within close proximity to Ironbridge and the UNESCO area of Ironbridge Gorge.

Offers Over

£315,000

2 Rural Cottage, Buildwas, Nr. Ironbridge, TF8 7DD.

Overview

- Semi-Detached House
- Elevated Position with Views
- Lounge and Sitting Room
- Kitchen, Scullery / Boot Room
- Three Bedrooms
- Bathroom
- Generous gardens to front & rear
- Long Driveway Parking
- Scope for modernisation
- EPC E. Council Tax C



Location

Situated in the established residential locality of Buildwas which is approximately 2.5 miles distant from Ironbridge the UNESCO World Heritage site with an abundance of local walks throughout the area and enjoying shopping facilities and primary education facilities in the nearby Town. Telford Town Centre with its modern range of shopping and leisure facilities can be found approximately 4 miles distant which also provides access to the M54 Motorway which offers excellent commuter links.

Brief Description

This semi-detached House enjoys an elevated position in the semi-rural location of Buildwas and enjoys a rural aspect. The accommodation, which is in need of modernisation and improvement comprises an Entrance Hall with stairs to the first floor and a Sitting Room off to the right with brick built fireplace (not in use) and window to front. The Lounge is off to the left and has a dual aspect, front and rear, door leading into the Kitchen. The Kitchen has a range of base and wall mounted units, complementary working surfaces, provision for three appliances, window to rear and door opening into the rear Hall.



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Off the rear Hall is a door into a storage cupboard with door to outside, door into a ground floor toilet and a door into a Scullery / Boiler Room with further door off into a boot room. Stairs ascend to the first floor Landing with two useful cupboards and access to loft space. There are three Bedrooms, two on the front and one to the rear. There is a Bathroom with three piece coloured suite. The property benefits from upvc double glazing.

Outside, the property is approached over a long driveway providing plenty of parking space; adjacent lawned front garden with far reaching views to the front. The generous rear garden is laid to lawn with views over fields to the rear.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band C

SERVICES

We are advised that mains water and electricity are available. Drainage is by way of a septic tank (shared with neighbouring property). 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.

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 junction 6 off the M54 proceed along the A5223 Lawley Drive in the direction of Horsehay and Ironbridge. Continue through Horsehay still on the A5223 and at Jiggers Roundabout take the third exit onto Buildwas Bank A4169 - proceed down the bank and past the School; take the turning on the right and turn immediately left where no. 2 will be found as the right hand semi.

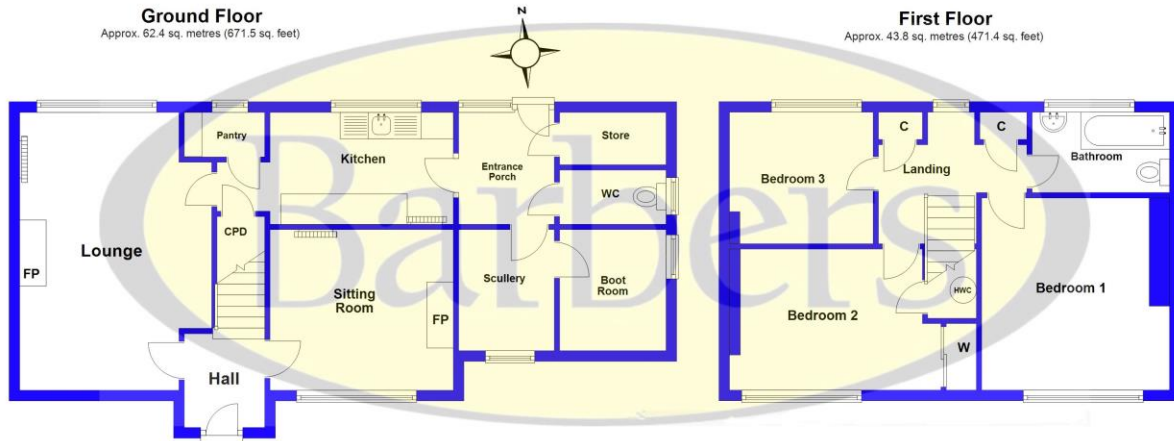
METHOD OF SALE

For Sale by Private Treaty.

WE31597.060922

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 106.2 sq. metres (1142.9 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

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All measurements quoted are approximate:

SITTING ROOM 11' 6" x 9' 9" (3.51m x 2.97m)

LOUNGE 17' 2" x 11' 9" (5.23m x 3.58m) max.

KITCHEN 11' 6" x 6' 8" (3.51m x 2.03m)

REAR PORCH 6' 0" x 7' 0" (1.83m x 2.13m)

SCULLERY 7' 5" x 6' 0" (2.26m x 1.83m)

BOOT ROOM 7' 5" x 6' 5" (2.26m x 1.96m)

BEDROOM ONE 11' 9" x 10' 6" (3.58m x 3.2m)

BEDROOM TWO 11' 4" x 8' 7" (3.45m x 2.62m)

BEDROOM THREE 8' 9" x 8' 2" (2.67m x 2.49m)

BATHROOM 8' 6" x 4' 9" (2.59m x 1.45m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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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.