



Helping *you* move



26 Avon Close, Little Dawley, Telford

Offers In Excess Of
£250,000

A beautifully presented, semi detached dormer style house, having two bedrooms and an attractive rear garden.

Overview

- Semi Detached House
- Two Bedrooms
- Hall, Snug, Lounge
- Dining Room, Kitchen
- Conservatory
- Bathroom
- Driveway, Garage
- Garden
- EPC E
- Council Tax Band B



LOCATION

Situated in the established residential locality of Little Dawley being served by a range of shops in the District Centre of Dawley along with a range of education facilities including the Telford Langley School. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre

DESCRIPTION

A beautifully presented semi detached dormer style property, that has been improved throughout. The accommodation comprises entrance hallway, with opening into a snug and WC. The lounge is to the front of the property with a bow window and fireplace with gas fire. Double doors open in to the dining room. The extended kitchen has been refitted to include a range of base and wall units with gas hob and oven. There is a conservatory to the rear of the property with doors leading out to the rear garden. The stairs from the hall ascend to the first floor landing where there are two bedrooms and a refitted bathroom that includes a bath, WC, wash hand basin and shower cubicle.



Your **Local** Property Experts

01952 221200



Externally there is a driveway to the front of the property, adjoined by gravelled area, that extends to the rear where there is a garage. The rear garden is a particular feature of this property having been landscaped and wonderfully maintained with seating areas, lawn and established borders, backing on to "The Dandy Pool".



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.

SERVICES
We are advised that mains water, drainage, gas and electricity are available. 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.

DIRECTIONS
From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the 3rd exit into Springhill Road which then joins into Finger Road, at the mini roundabout continue straight ahead into Southall Road and then take your first right into Southall / Holly Road - take the fourth left into South View Road, continue down and turn left onto Avon Close.

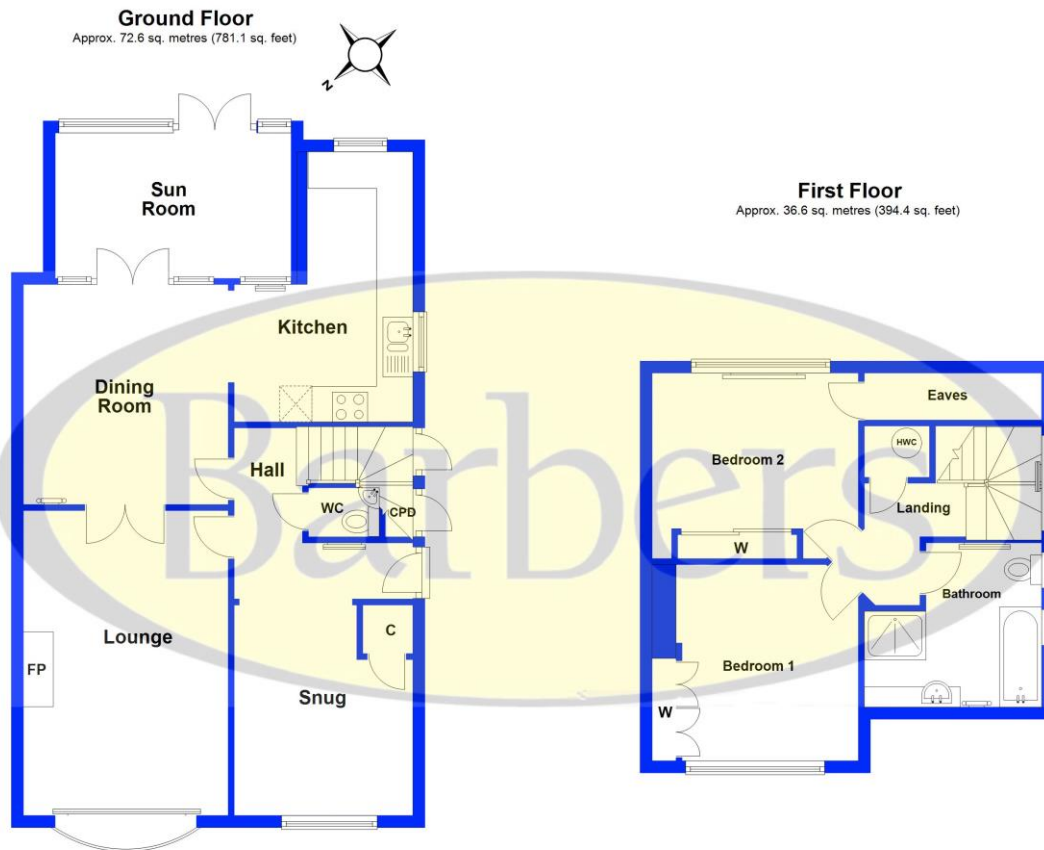
LOCAL AUTHORITY Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax band B.

METHOD OF SALE For Sale by Private Treaty.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

DISCLAIMER
We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

WE31880 220922



Total area: approx. 109.2 sq. metres (1175.6 sq. feet)

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

26 Avon Close, Little Dawley, Telford

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

SNUG	11' 7" x 9' 10" (3.53m x 3m)
WC	3' 10" x 2' 8" (1.17m x 0.81m)
LOUNGE	16' 4" x 11' 2" (4.98m x 3.4m)
DINING ROOM	11' 1" x 12' 2" (3.38m x 3.71m)
KITCHEN	9' 10" max. x 14' 11" max. (3m x 4.55m)
CONSERVATORY	12' 11" x 7' 8" (3.94m x 2.34m)
BEDROOM	11' 1" x 9' 8" (3.38m x 2.95m)
BEDROOM	10' 11" x 10' 0" (3.33m x 3.05m)
BATHROOM	9' 0" max. x 9' 8" max. (2.74m x 2.95m)
GARAGE	16' 0" x 9' 0" (4.88m x 2.74m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 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 221200

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.

1 CHURCH STREET, WELLINGTON, TF1 1DD
Tel: 01952 820239
Email: wellington@barbers-online.co.uk

