



Helping *you* move



2 Woodpecker Close, Leegomery

A spacious Four Bedroom Detached Family Home located in a desirable position on this popular cul-de-sac, benefitting from a larger than average plot and southerly facing rear garden.

Offers in the Region of

£382,000

2 Woodpecker Close, Leegomery, Telford, TF1 6NQ.

Overview

- Detached House
- Lounge, Dining Room
- Kitchen and Utility Room
- Bathroom and Ground Floor Cloaks
- Master Bedroom with En-Suite
- Three further Bedrooms
- Family Bathroom
- Double Garage and Driveway
- Gardens to front, side & rear
- Gas CH, Double Glazing
- Council Tax E. EPC tbc



Location

Situated in the popular residential locality of Leegomery being served by a range of neighbourhood facilities and Primary School. Apley Woods and Nature Reserve are a short distance away and provides a variety of lovely walks. 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

The accommodation briefly comprises a useful porch with inset hard wearing matting, opening via an archway into a through hallway with under stairs storage off, Lounge having walk-in bay to the front aspect, dining room with sliding patio doors opening to the rear garden and well equipped Kitchen featuring an array of wooden fronted and wall mounted units with contrasting work surfaces over and complementary tiling. The kitchen includes an integrated mid-level double oven, separate four burner gas hob with extractor hood over and freestanding dishwasher as well as a freestanding fridge/freezer.

The Utility Room has a matching range of units and work surface with inset stainless steel sink/drainer unit and additional rear access door. Off the utility room is a cloakroom with side aspect window, low level flush WC and wall mounted wash hand basin.



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Stairs rise from the hallway to the first floor landing, off which are the bedrooms and family bathroom. The Master Bedroom benefits from a built-in double wardrobe and en suite shower room. The three further double bedrooms share the family Bathroom comprising a three piece coloured suite.

As this property was previously the show home for the development, the double garage is plastered internally, with plenty of sockets, spot downlighters, wall mounted electric heaters and finished with carpet.

The property occupies a desirable position at the end of the cul-de-sac, having a double width driveway fronting the detached double garage. The gardens wrap around the property and are laid predominantly to lawn with paved patio areas, surrounded by established beds containing mature shrubs and perennials. The summerhouse and greenhouse are also included in the sale.



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

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

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.

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 Wellington at Apley Roundabout (Princess Royal Hospital) proceed along Whitchurch Drive to Shawburch Roundabout take the third exit onto A442 at Leegomery Roundabout take the third exit onto Hadley Park Road, turning first right and immediately right at The Malt Shovel Public House and left into Woodpecker Close where the property will be found at the top left hand side.

METHOD OF SALE

For Sale by Private Treaty.

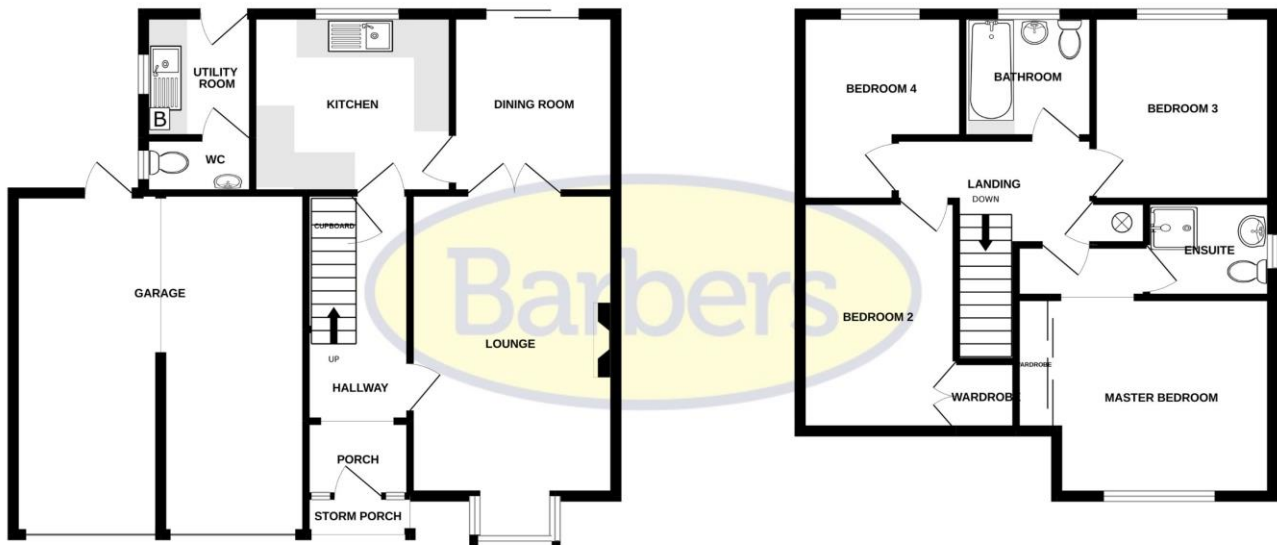
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AML REGULATIONS

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.

GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE 16' 2" x 11' 0" (4.93m x 3.35m) plus bay in addition

DINING ROOM 9' 7" x 8' 7" (2.92m x 2.62m)

KITCHEN 10' 8" x 9' 7" (3.25m x 2.92m)

UTILITY ROOM 6' 7" x 5' 9" (2.01m x 1.75m)

CLOAKROOM 5' 9" x 2' 7" (1.75m x 0.79m)

BEDROOM ONE 11' 10" x 10' 7" (3.61m x 3.23m)

EN-SUITE 6' 9" x 5' 2" (2.06m x 1.57m)

BEDROOM TWO 12' 3" x 8' 5" (3.73m x 2.57m)

BEDROOM THREE 10' 0" x 9' 7" (3.05m x 2.92m)

BEDROOM FOUR 10' 0" x 8' 5" (3.05m x 2.57m) max. measurements, L shaped room

BATHROOM 7' 0" x 6' 9" (2.13m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	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

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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.