



Helping *you* move



## 7 Laburnum Road, Wrockwardine Wood

An exceptionally well maintained and immaculately presented three bedroom semi-detached house with garage and driveway parking. Positioned on this popular residential road, being served by local amenities and education facilities, with green space to the rear.

Offers in the Region of

**£240,000**

# 7 Laburnum Road, Wrockwardine Wood, Telford TF2 6QN.

## Overview

- Semi-Detached House
- Immaculately presented
- Internal viewing highly recommended
- Lounge with bay window
- Full width modern Dining Kitchen
- Three Bedrooms
- Modern Shower Room
- Garage and Driveway Parking
- Attractive Rear Gardens
- Gas CH, Double Glazing
- Council Tax B. EPC C



## Location

Situated in the established residential locality of Wrockwardine Wood being served by a variety of local shops, a leisure centre and local Primary and Secondary Schools. A modern road network connects the property to all parts of Telford and the modern range of shopping and leisure facilities available at Telford Town Centre.

## Brief Description

Traditionally styled, the property has been completely renovated by the current owner to provide beautifully presented, modern accommodation. The through entrance hall has useful understairs storage cupboard and entrance into the Lounge with walk-in bay window having plantation shutters. The full width modern dining kitchen has a range of bespoke fitted units of base and wall mounted cupboards and drawers with integral appliances and composite work surfaces. A rear aspect window and French style patio doors open to the garden patio entertaining area.

Stairs ascent from the hallway to the first floor landing with window to the side. Bedroom One is on the front, with a matching front aspect bay window to the Lounge, fitted with bespoke



wardrobes to one wall. Bedroom Two overlooks the garden with airing cupboard (housing the boiler), which is currently used as a home office. Bedroom Three has a front aspect outlook, with built-in wardrobe over the over-stairs bulkhead. The refitted shower room has a walk-in shower, low level flush WC and wash hand basin set into a floating vanity unit. Outside the property is approached over a block paved driveway, which continues alongside the property to the detached garage behind. The front garden is mainly laid to a mature, well stocked herbaceous border, whilst the rear garden has been terraced to provide a spacious entertaining patio, raised sun patio with the remainder of the garden being laid to lawn.



#### TENURE

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

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B (currently £1,443.93 for the year 2022/2023).

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

Proceeding from Trench Lock Interchange along the A442 Queensway in a southerly direction towards Telford. Take the first exit at Wombridge Interchange and turn left onto Wrockwardine Wood Way. Take the first right into Wombridge Road and at the T junction, turn right and then take the second left into Hollyhurst Road. Laburnum Road is on your right hand side with the property being found after a short distance on the left.

#### METHOD OF SALE

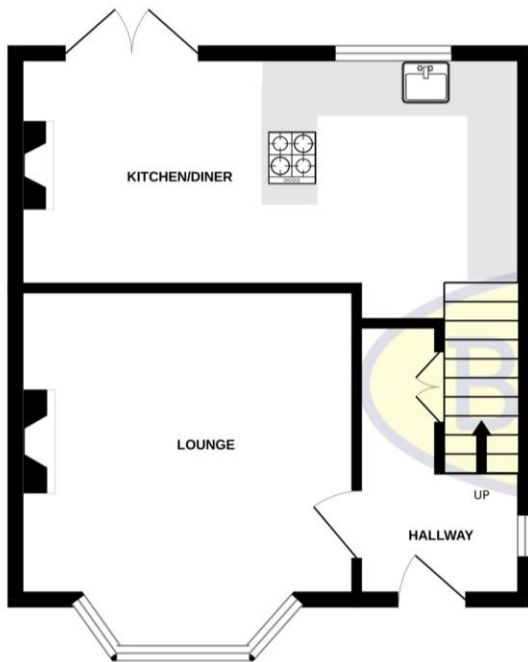
For Sale by Private Treaty.

WE32558.070223

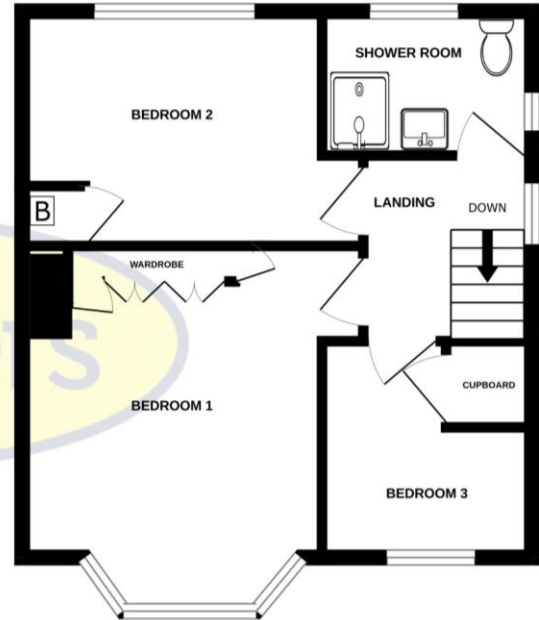
#### AML REGULATIONS

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  
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



All measurements quoted are approximate:

**LOUNGE** 13' 7" (into bay, 11'7" min) x 12' 9" max (11'6" min) (4.14m x 3.89m)

**DINING KITCHEN** 19' 0" max (17'9" min) x 8' 9" (5.79m x 2.67m)

**BEDROOM ONE** 11' 9" min x 10' 0" max (3.58m x 3.05m)

**BEDROOM TWO** 11' 2" min x 8' 9" (3.4m x 2.67m)

**BEDROOM THREE** 8' 6" max x 8' 0" max (2.59m x 2.44m)

**SHOWER ROOM** 7' 5" x 5' 4" (2.26m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto: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.