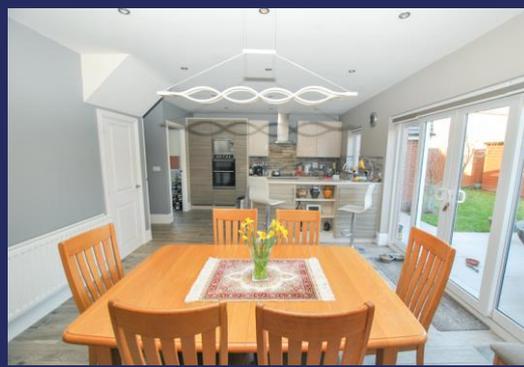




Helping *you* move



11 Ashtree Leasow, Leegomery

£399,995

A modern, elegant family home, sitting on a good sized plot in this popular location. With a landscaped garden to the rear, single garage and parking for two vehicles, this spacious four bedroomed house has the full width family dining kitchen that is so popular, and is ready to move straight into.

11 Ashtree Leasow, Leegomery, Telford TF1 6NT

Overview

- Very Well Presented Property
- Master Bedroom with En-Suite
- 3 Further Large Bedrooms
- Modern Family Bathroom
- Lounge, Ground Floor Cloaks/WC
- Full Width Family Dining Kitchen
- Separate Utility Room
- Landscaped Rear Garden
- Garage and Driveway Parking
- Gas CH, Double Glazing
- Council Tax E. EPC B
- Freehold



Location

Situated in the popular residential locality of Leegomery being served by a range of neighbourhood facilities and Primary School. There are a variety of secondary education facilities within the immediate area including Charlton School, Wrekin College and Telford College. Apley Woods and Nature Reserve are a short distance away and provide a variety of lovely walks. An excellent road network links the property to Wellington with its traditional market, local shops, Leisure Centre, Bus and Railway Stations. Junctions 6 or 7 of the M54 are both approximately 1 mile distant and give access to Shrewsbury in the west and Telford Town Centre and the West Midlands Conurbation in the east.

Brief Description

This modern, elegant family home was built in 2015, so still benefits from the remaining NHBC warranty. The owners have added lots of additional features to the property including programmable blinds to some rooms, cabling for speakers and CCTV, home hub, porcelain floor tiles to the interior porcelain flags to the exterior and combined summer house and shed with power and light. Sitting on a good sized plot in this popular residential location, the home has lovely landscaped gardens to both the front and rear with off road parking for two vehicles and a single garage.

A front door opens into a tiled hall with stairs leading to the first floor and entrance into the front aspect lounge, modern cloakroom and full width family dining kitchen with patio doors opening to the garden. The kitchen is fitted with a range of cream and wood effect fronted base and wall mounted units of cupboards and



drawers with contrasting hardwearing composite worktop and complementary tiling. All appliances are integrated, (fridge freezer, dishwasher, mid-level fan assisted oven, microwave and induction hob with stainless steel chimney style extractor hood over). The ceramic tiled floor flows into the utility room, which has matching units to the kitchen, space and plumbing provision for washing machine and tumble drier (or other under-counter appliance). The wall mounted gas combination boiler is concealed in a cupboard. A half glazed door opens to the side of the property.

To the first floor are three double bedrooms, with both the master bedroom and bedroom two having built-in wardrobes. The master bedroom has a spacious en-suite with double width shower cubicle and side aspect window. Bedroom three also benefits from a double width fitted wardrobe. The family bathroom has a complete white suite with additional mains shower over the bath. The loft space is accessed from the landing, and we understand that it has been majority boarded (using a modern stilt system).

Outside, is parking to the front for two vehicles and a single garage, with up/over door, side courtesy door to the garden, power and light. To the rear is a landscaped garden having plenty of patio seating space to enjoy the sunshine at different times of the day and a combined summer house / shed, again with power and light.



TENURE

We are advised that the property is freehold and this will be confirmed by the Vendors' Solicitor during the Pre-Contract Enquiries. We understand that there is a service charge payable to Betts Ecology & Estates for the upkeep of the communal areas within the development, which is in the region of £150.58 pa (current charge for the year 2023/2024), and this will also be confirmed by the Vendors' Solicitor during the Pre-Contract Enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band E (currently £2,269.94 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

DIRECTIONS

From Wellington at Apley Roundabout (Princess Royal Hospital) proceed along Whitchurch Drive to Shawbirch Roundabout take the third exit onto A442 at Leegomery Roundabout take the third exit onto Hadley Park Road, turning first left, following the road round to the left, where the property will be found at the end of the cul-de-sac tributary, on the left hand side, overlooking the woods to the front.

METHOD OF SALE

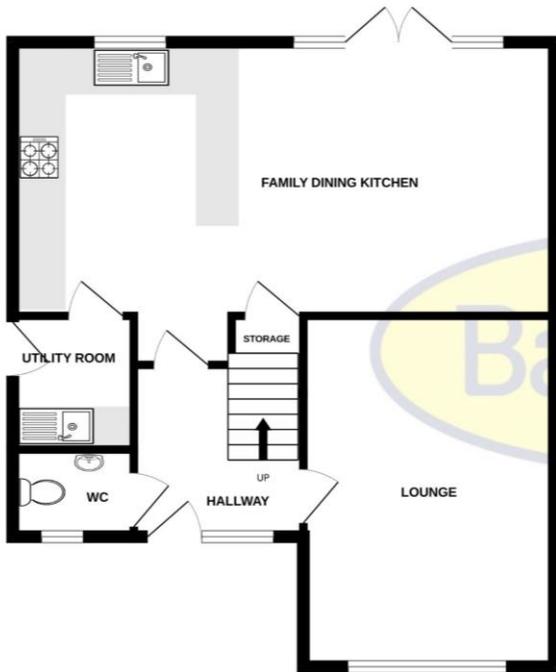
For Sale by Private Treaty.

WE32758.210223

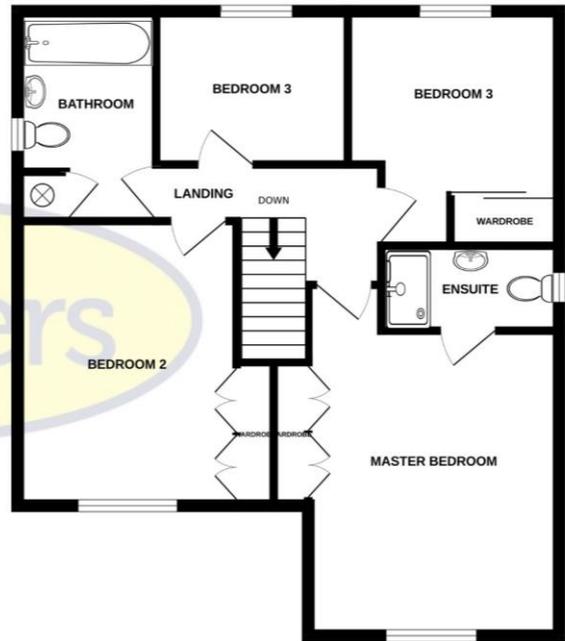
AML REGULATIONS

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
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 sq.m.) approx.
Made with Metropix ©2023

All measurements quoted are approximate:

- LOUNGE** 16'4" x 11'7" (4.98m x 3.53m)
- FAMILY DINING KITCHEN** 25'0" x 12'9" (7.62m x 3.89m)
- UTILITY ROOM** 6'3" x 5'7" (1.91m x 1.7m)
- CLOAKS/WC** 5'6" x 4'1" (1.68m x 1.24m)
- MASTER BEDROOM** 14'2" x 11'8" (4.32m x 3.56m)
- EN-SUITE SHOWER ROOM** 8'2" x 4'0" (2.49m x 1.22m)
- BEDROOM TWO** 13'3" x 9'2" (4.04m x 2.79m)
- BEDROOM THREE** 10'9" max x 9'6" max (3.28m x 2.9m)
- BEDROOM FOUR** 9'0" x 7'4" (2.74m x 2.24m)
- BATHROOM** 10'7" x 5'7" (3.23m x 1.7m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC Report is available upon request

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.