



Helping *you* move



21 Birchmore, Brookside

This End Terraced House offers Four Bedrooms, Garage and Driveway Parking and is conveniently close to the Primary School and neighbourhood amenities.

Offers In Region Of
£145,000

21 Birchmore, Brookside, Telford, TF3 1TG

Overview

- Terraced House
- Lounge
- Kitchen
- Cloakroom
- Four Bedrooms
- Bathroom
- Garage
- Low Maintenance Gardens
- Gas CH, Double Glazing
- Council Tax A. EPC C



Location

Situated in the established residential locality of Brookside, on a perimeter road position at the rear, the property is served by a range of neighbourhood facilities and primary school. An excellent road network links the property to all parts of Telford including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This End Terraced House is entered into an L shaped Entrance Hall with stairs to the first floor, useful cupboard; cloakroom with two piece suite.

The Kitchen / Diner has a dual aspect to front and rear, range of base cupboards and drawers with complementary working surfaces over; space and provision for the following appliances: dishwasher, eye level oven, microwave, hob and extractor; door to rear garden. A door leads into the Utility. The Lounge overlooks the rear garden.



Stairs ascend to the first floor with useful storage cupboard. Three Bedrooms overlook the rear and One Bedroom overlooks the front. The Bathroom has a white three piece suite.

Externally, the property has driveway parking and a Garage. The fore garden is gravelled and paved for ease of maintenance. The rear garden is paved for low maintenance.

The property benefits from gas central heating and double glazing.



TENURE

We are advised that the property is Freehold and this will 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 A.

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 travelling along the Queensway A442 in a southerly direction come off at Stirchley Interchange and take the third exit off into Holmer Farm Road. At the roundabout proceed straight over into Brookside Avenue and take the fifth turn on the left into Birchmore. Follow the road around to the right and the property will be on the right hand side a short way along after the right hand turn.

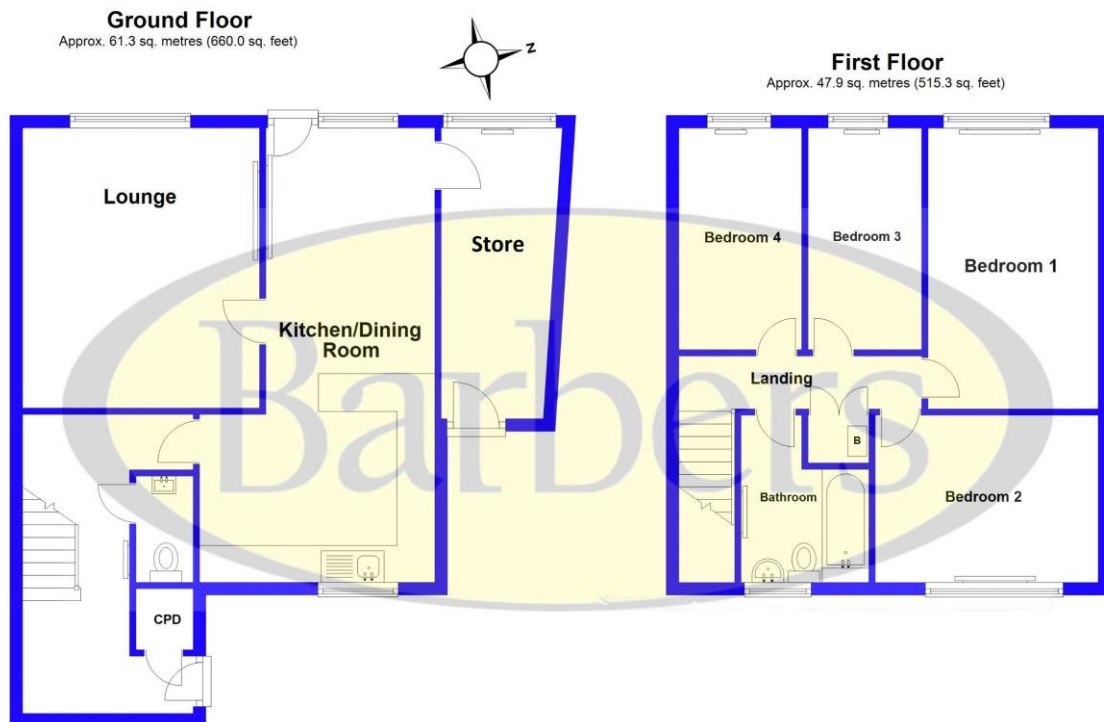
METHOD OF SALE

For Sale by Private Treaty.

WE32675.140223

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. 109.2 sq. metres (1175.3 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
Plan produced using PlanUp.

21 birchmore, Brookside, Telford

All measurements quoted are approximate:

KITCHEN / DINER 23' 6" x 12' 2" (7.16m x 3.71m) max.

LOUNGE 12' 2" x 14' 3" (3.71m x 4.34m)

CLOAKROOM 5' 5" x 3' 1" (1.65m x 0.94m)

BEDROOM ONE 14' 6" x 8' 8" (4.42m x 2.64m)

BEDROOM TWO 11' 5" x 8' 8" (3.48m x 2.64m)

BEDROOM THREE 11' 5" x 5' 8" (3.48m x 1.73m)

BEDROOM FOUR 11' 5" x 6' 3" (3.48m x 1.91m)

BATHROOM 6' 6" x 6' 4" (1.98m x 1.93m) min.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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

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.