



Brookfield, Doseley Road, Dawley

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Brookfield, Doseley Road, Dawley TF4 3AY

Offers in the Region of £525,000



An exceptionally well presented, executive style family home, situated on a small cul-de-sac, with landscaped gardens, detached double garage and off road parking for up to six vehicles

- Lounge with energy efficient modern gas fire
- Four double bedrooms, one being en-suite
- Family breakfast kitchen and utility room
- Dining room and ground floor study/snug
- Garden room opening into 21ft conservatory
- Stunning gardens to front and rear
- uPVC double glazing and gas central heating
- Freehold EPC Rating: C Council Tax Band: E



Brief Description

Being one of just three individually designed and built executive style houses on this small cul-de-sac, this spacious property benefits from a fully enclosed landscaped garden, which provides plenty of patio entertaining space, balanced by lawns and well stocked borders. Internally, the generous accommodation has been impeccably maintained by the current owners, and updated to include a modern shower room and ground floor cloakroom, as well as a superb conservatory to the rear. The property features uPVC double glazing throughout, contemporary kitchen and high specification fittings throughout.

Entered from a canopied porch, the property benefits from a large hallway, off which are the lounge, study/snug, breakfast kitchen, cloakroom and stairs to the first floor. The breakfast kitchen has been fitted with traditional styled modern units of base and wall mounted cupboards and drawers, with contrasting work surfaces and integrated appliances; fridge/freezer, range cooker and dishwasher. The utility is fitted with a matching range of units, with space and plumbing provision for both a washing machine and tumble drier. Through an archway from the kitchen, a useful garden room provides additional seating/relaxing space, which opens into the 21ft conservatory, to enjoy the garden at all times of the year. A dining room is located off the kitchen, with additional





double doors opening to the lounge, The front aspect lounge features a beautiful bay window and recently installed energy efficient wall mounted gas fire. The ground floor also has a separate study/snug room, complemented by a modern cloakroom/WC.

The master bedroom is light and bright, benefitting from fitted wardrobes and large en-suite, having a double width shower, WC and wash hand basin set. The other three bedrooms are all generous doubles, two with a range of fitted wardrobes. The refitted family shower room is, again, spacious with part tiled walls and a modern three piece suite including a wash hand basin set into a 'floating' vanity unit.

The property is approached off the cul-de-sac over a block paved driveway, with inviting front garden being well stocked with mature shrubs and perennials. Concealed behind a well-maintained hedge, there is space for the storage of a caravan/motorhome, as well as driveway parking for up to six vehicles in front of the detached double garage, which has power, light and a courtesy door to the rear garden. The fully enclosed rear garden is a most attractive feature, with areas to sit and enjoy the sunshine at different times of the day and is arranged over a series of levels to the stream at the bottom of the plot. The property also benefits from two summer houses and a useful timber storage shed.



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LOCATION

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

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors' Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas fired heating system. 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. Take the second right hand turn into Doseley Road (signposted Doseley) and the property will be found after approximately ¼ mile on the right hand side, marked by our for sale sign.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. The property is in Council Tax Band E (currently £2,238.80 for the year 2022/23)

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AGENT NOTE

We note that a Planning Application: TWC/2022/0478 has been granted for the erection of 36no. properties in the area. Further details can be found on the Telford and Wrekin Planning Portal.

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.

REFERENCE: WE32740.230223

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE: 17' 4" (19'4" into bay) x 12' 6" (5.28m (5.88m) x 3.81m)

DINING ROOM: 11' 1" x 9' 6" (3.38m x 2.9m)

OFFICE/STUDY: 8' 6" (10'5" into bay) x 7' 6" (2.59m (3.19m) x 2.29m)

BREAKFAST KITCHEN: 14' 2" x 11' 0" (4.32m x 3.35m)

GARDEN ROOM: 7' 7" x 7' 6" (2.31m x 2.29m)

CONSERVATORY: 21' 2" x 9' 0" (6.45m x 2.74m)

UTILITY ROOM: 7' 6" x 5' 1" (2.29m x 1.55m)

MASTER BEDROOM: 12' 7" x 12' 1" (3.84m x 3.68m)

EN-SUITE SHOWER ROOM: 12' 7" x 5' 8" max (3'8" min) (3.84m x 1.75m (1.15m))

BEDROOM 2: 12' 5" (max) x 10' 9" (max) (3.78m x 3.28m)

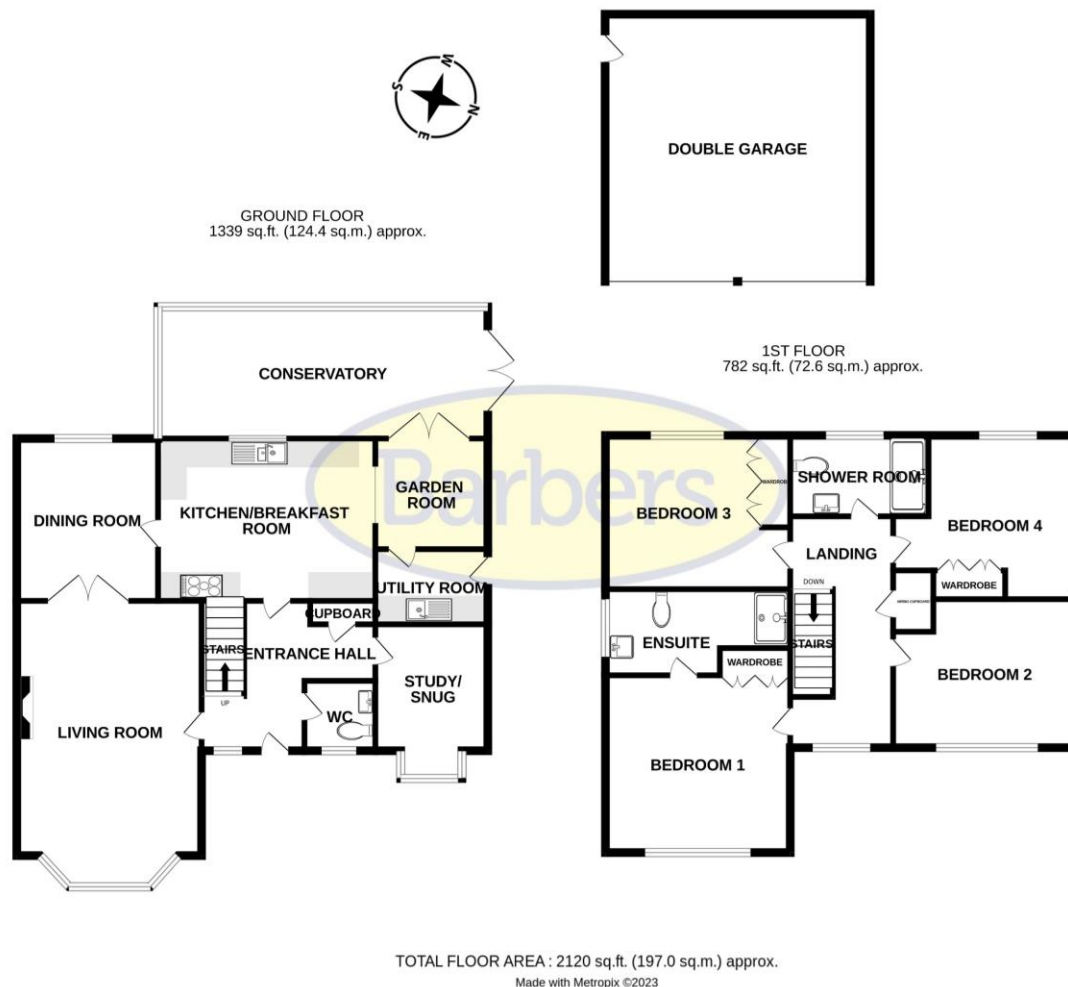
BEDROOM 3: 12' 4" (max) x 10' 3" (3.76m x 3.12m)

BEDROOM 4: 12' 5" (max) x 11' 2" (max) (3.78m x 3.4m)

FAMILY BATHROOM: 9' 4" x 5' 5" (2.84m x 1.65m)

DETACHED GARAGE: 18' 3" x 18' 2" (5.56m x 5.54m)

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		



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 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.



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