



Helping *you* move



21 Mere Grove, Shawbirch

With lakeside views to the front, here is an opportunity to purchase an attractive three bedroom Cottage style terraced House, conveniently located for the local Primary School and neighbourhood amenities.

Offers Over

£289,000

21 Mere Grove, Shawbirch, Telford, TF5 0NR.

Overview

- Mews style Terraced House
- Attractively presented
- Fitted Kitchen
- Lounge with Inglenook
- Dining Room, Conservatory
- Master Bedroom with En-suite
- Two further Bedrooms
- Bathroom, Gas CH, D.G.
- Garage (leasehold), Driveway
- Attractive rear garden
- Views over the lake to the fore
- Freehold property
- EPC C, Council Tax Band D



Location

Situated at the end of the cul-de-sac with views to the front over the duck pond and views to the rear over the woodland copse area. Set amongst similar style properties in this popular residential estate forming part of Shawbirch being convenient for the local primary and secondary education facilities, a Doctors Surgery, Pharmacy and convenience store are also located within easy reach. The Market Town of Wellington is approximately two miles distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations.

Brief Description

This attractive Cottage style terraced House has spacious accommodation throughout with character features including latch and brace doors and beautiful views over the lake to the front. The entrance door gives access to the Entrance Hall with stairs to the first floor and Cloakroom off with two piece suite. The Kitchen is off to the right and has a range of base and wall mounted units with complementary working surfaces, integrated double oven, gas hob with extractor over and dishwasher; space for washing machine and upright fridge / freezer and window to the front. Off the Hall a door opens into the Lounge with beautiful Inglenook fireplace, feature corner display niche, useful under stairs storage cupboard, window to rear and the room flows into the Dining Room with a pleasant rear aspect and sliding patio doors into the Conservatory with French doors leading out to the patio.



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Stairs ascend to the first floor with useful airing and boiler cupboard. Bedroom One has views to the front including the lake and door into the modern en-suite shower room. There are two further Bedrooms looking out to the rear. The Bathroom has a modern white three piece suite including a P shaped bath. The accommodation benefits from hardwood double glazing and gas central heating.

Externally there is a garage and driveway parking for one vehicle. There is a Right of Way over the pathway for no.22 to provide access to no.21. The pretty Rear Garden has a paved patio area leading into the lawned garden with inset pond and abundantly stocked borders to the sides and rear. Enjoying views over the lake to the front, there is a delightful green and wooded area directly to the rear.



TENURE

We are advised that the property is Freehold and the Garage is Leasehold 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 D

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 the Princess Royal Hospital roundabout proceed along the A5223 towards Shawbirch. At Shawbirch roundabout turn left and then right at the next roundabout into Glade Way. Take the third left into Mere Grove and continue to the very bottom where the property will be found on your right hand side in the corner.

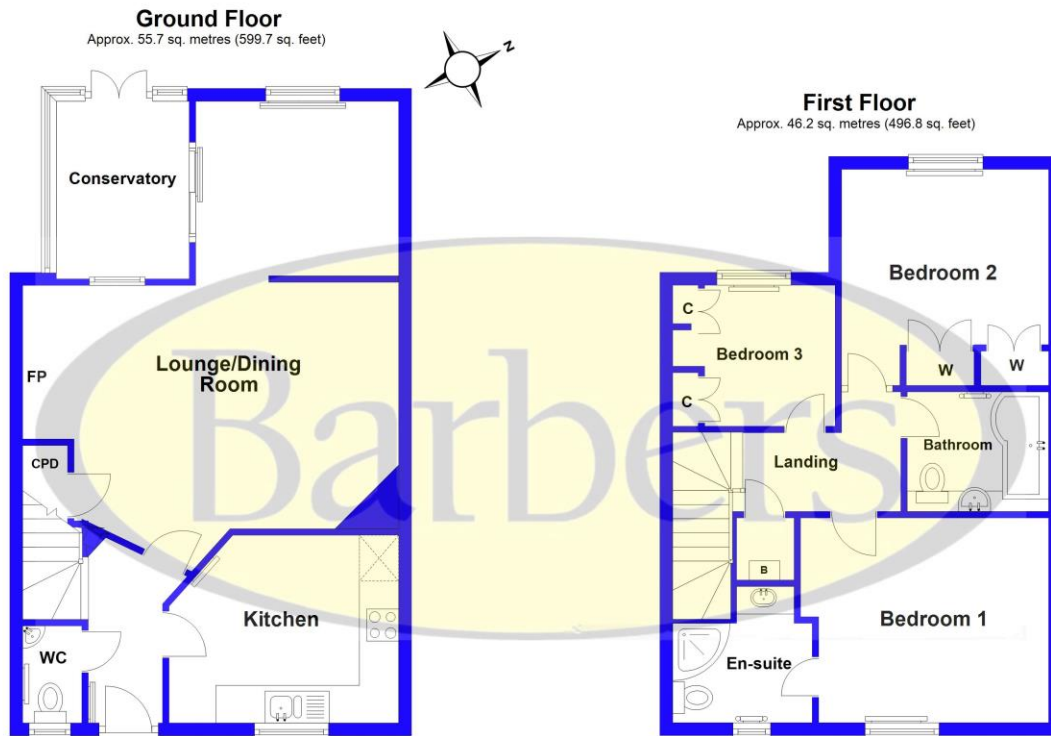
METHOD OF SALE

For Sale by Private Treaty.

WE32901.210323

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. 101.9 sq. metres (1096.5 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
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21 Mere Grove, Shawbirch, Telford

All measurements quoted are approximate:

CLOAKROOM 5' 0" x 2' 8" (1.52m x 0.81m)

KITCHEN 11' 8" x 9' 5" (3.56m x 2.87m) max.

LOUNGE 16' 6" x 12' 7" (5.03m x 3.84m)

DINING ROOM 10' 7" x 9' 2" (3.23m x 2.79m)

CONSERVATORY 9' 1" x 6' 10" (2.77m x 2.08m)

BEDROOM ONE 11' 8" x 10' 4" (3.56m x 3.15m)

EN-SUITE 7' 2" x 5' 1" (2.18m x 1.55m) min.

BEDROOM TWO 11' 1" x 10' 7" (3.38m x 3.23m)

BEDROOM THREE 7' 6" x 7' 1" (2.29m x 2.16m)

BATHROOM 7' 2" x 6' 1" (2.18m x 1.85m)

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

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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.