



5 Dulwich Grange, Bratton

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5 Dulwich Grange, Bratton, Telford, TF5 0ED

Offers in the Region of £560,000



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

- Dual aspect lounge with bow window and feature fireplace
- Second floor triple aspect master bedroom suite
- Four additional double bedrooms, two sharing an en-suite
- High spec family dining kitchen and utility room
- Ground floor study/snug and cloakroom/WC
- Landscaped rear gardens, summer house and shed
- uPVC double glazing and gas central heating
- Freehold EPC Rating: C Council Tax Band: F



Brief Description

Located close to the edge of the development, this spacious executive style property benefits from a fully enclosed landscaped garden, which provides plenty of patio entertaining space, balanced by ornamental gravel and well stocked borders of mature specimen shrubs and trees. Internally, the generous accommodation has been impeccably maintained by the owners. The property features uPVC double glazing throughout, contemporary kitchen and high specification fitments throughout.

Entered from a canopied porch, the property benefits from a large hallway, off which are the lounge, study/snug, family dining kitchen and stairs to the first floor. The bright open plan style family dining kitchen is fitted with bespoke gloss fronted units of base and wall mounted cupboards and drawers having granite worktops over, complemented by a matching island unit with solid wooden top, extending to form breakfast bar style seating space. A utility room is accessed from the kitchen, off which is a ground floor cloakroom/WC. The front aspect lounge is dual aspect, with large bow window to the front and two side aspect windows each side of the chimney breast. A further reception room also features a similar front aspect bay window, and would make an ideal snug / office / playroom etc. To the first floor, there are four double bedrooms, two of which share a 'jack and jill' style en-suite shower room and one of which has a useful dressing area. The spacious family bathroom features a corner 'whirlpool' style bath, low level flush WC and wash basin.

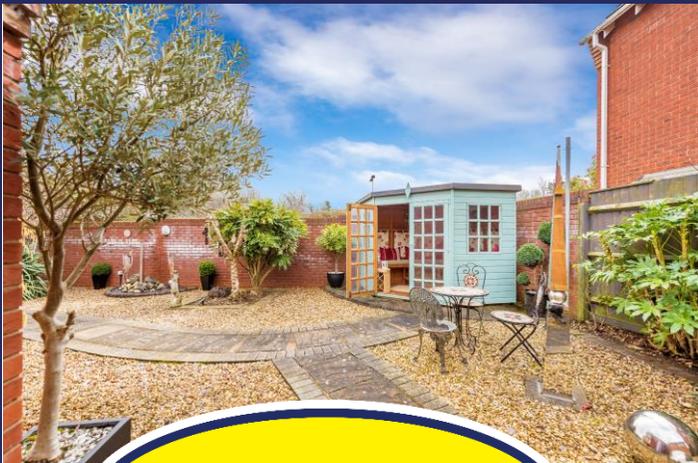




The master bedroom suite occupies the second floor, with the bedroom itself being a superbly spacious, bright and airy room, enjoying far reaching views over the surrounding countryside. A dressing area to one end has fitted wardrobes with sliding mirrored doors, and a further storage cupboard housing the unvented pressurised hot water cylinder. The en-suite is fitted with a double width shower, low level flush WC and wash basin set into a bespoke vanity unit, in the dormer window bay.



The property is approached off Dulwich Grange over a block paved driveway, with the double width driveway set to the side of the house, leading to the detached double garage. The garage itself has electronic up/over doors, power and light. A timber gate opens from the driveway to the rear garden which is fully enclosed and has been landscaped to provide a serene space with low maintenance areas of ornamental gravel, and flagged seating areas. Mature borders containing specimen shrubs, trees and perennials soften the space, providing colour and movement.



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LOCATION

Situated in the locality of Bratton approx. 1 mile from the Village of Admaston with a range of local shops. St Peters School in Bratton is conveniently situated just a short walk away from the property along Silkin Way which also gives beautiful walks to the nearby Dothill Nature Reserve. Approx. 3 miles away is the Historic Market Town of Wellington offering a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations, a range of Primary and Secondary Education facilities, Telford College of Arts and Technology and Wrekin College. Access to the M54 via junction 6 is approximately 3 miles distant and offers access towards Shrewsbury in the West, in the east is Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation.

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.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of C. The full energy performance certificate (EPC) is available for this property upon request.

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

At Shawbirch roundabout take the 1st exit onto the B5063, continue straight over the next roundabout onto Shawbirch Road and turn right towards High Ercall continuing along the B5063. Take the third left onto Bratton Road and then turn left onto Dulwich Grange where the property will be found on your right hand side, after a short distance.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. The property is in Council Tax Band F (currently £2,715.45 for the year 2023/24)

VIEWING / PRE-SALES ADVICE

Via the agents' Wellington office, 1 Church Street, Wellington TF1 1DD.
Please call us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

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: WE32653.030423

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 15' 2" (16'9" into bay) x 11' 5" (4.62m x 3.48m)

FAMILY DINING KITCHEN 21' 8" x 12' 3" max (10'5" min) (6.6m x 3.73m)

SNUG/STUDY 9' 7" x 9' 3" (10'11" into bay) (2.92m x 2.82m)

UTILITY ROOM 6' 2" x 5' 8" (1.88m x 1.73m)

CLOAKS/WC 5' 8" x 2' 8" (1.73m x 0.81m)

BEDROOM 12' 4" x 10' 9" (3.76m x 3.28m)

DRESSING AREA 7'3" x 2'9" (to wardrobe fronts) (2.21m x 0.84m)

BEDROOM 9' 5" x 9' 4" (2.87m x 2.84m)

JACK AND JILL EN-SUITE 7' 3" x 7' 1" (2.21m x 2.16m)

L-SHAPED BEDROOM 9' 6" max x 13' 0" max (2.9m x 3.96m)

BEDROOM 10' 1" x 9' 7" (3.07m x 2.92m)

FAMILY BATHROOM 9' 0" x 7' 5" (2.74m x 2.26m)

MASTER BEDROOM 18' 5" x 17' 3" (19'3" into dormers) (5.61m x 5.26m)

DRESSING AREA 6' 6" x 2' 8" (to wardrobe fronts) (1.98m x 0.81m)

EN-SUITE 9' 4" x 5' 2" (7'2" into dormer) (2.84m x 1.57m)

DOUBLE GARAGE 17' 6" x 17' 0" (5.33m x 5.18m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 sq.m.) approx.

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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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