



Helping *you* move



## 128 Bishopdale, Brookside

This very well presented Three Bedroom End Terraced House is offered for sale with no upward chain, an early viewing is highly recommended.

Offers Over

**£140,000**

# 128 Bishopdale, Brookside, Telford, TF3 1SG.

## Overview

- End Terraced House
- Lounge, Sun Room
- Refitted Kitchen Diner
- Shower Room
- Three Bedrooms
- Generous side and rear garden
- Gas Central Heating
- Upvc Double Glazing
- Communal parking
- Freehold
- EPC C. Council Tax A



## Location

Situated in the established residential locality of Brookside, 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 and the M54 including the modern range of shopping and leisure facilities available at Telford Town Centre and Madeley.

## Brief Description

This well maintained and recently refurbished three bedroom house sits on a larger than average plot, enjoys a wooded outlook and would suit a plethora of buyers. The house is neutrally decorated and is offered with no upward chain.

The porch, with space for shoes and coats, opens into a hallway with useful understairs storage cupboard (which has the opportunity to be converted into downstairs WC) and opening to a recently refitted Kitchen Diner, having a range of base and wall mounted cupboards, stainless steel sink unit, space and plumbing for washing machine and dishwasher; plumbing for either a gas or electric cooker and glazed double doors to the Lounge, having feature fireplace, and patio door to the sun room, with electric light and power and double doors to the garden.



A staircase from the hallway ascends to the first floor galleried landing with 3 useful storage cupboards and doors to Bedroom One which over looks the rear garden, Bedroom Two over looks the front aspect, Bedroom Three sits to the rear of the property and has a built in wardrobe. There is a refurbished tiled Shower room, with pedestal wash hand basin and electric shower. The separate toilet has a low level WC.

Externally, the property is approached via a paved path which leads to a gate and an enclosed front garden with steps leading down to the front door with artificial grass and gravel to side. A further gate gives access to the side garden, where there is a raised patio and slabbed area housing a metal shed. The path continues to the rear garden where a further artificial lawn can be found as well as raised borders.



#### TENURE

We are advised that the property is Freehold 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 A

#### EPC RATING: C

A full copy of the EPC Certificate is available from the agent, upon request.

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From the A442 Queensway exit off at the Stirchley interchange down Holmer Farm Road to Brookside roundabout taking the first exit off and follow Brookside Avenue continuing around then turn into Bishopdale being the fifth on the right hand side and continue straight ahead to the very top and take the last left hand turning.

#### METHOD OF SALE

For Sale by Private Treaty.

WE33223.270423

#### 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 FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.  
Made with Metreline 020075

All measurements quoted are approximate:

- KITCHEN DINER** 14' 1" x 9' 7" (4.29m x 2.92m)
- LOUNGE** 15' 9" x 12' 1" (4.8m x 3.68m)
- SUN ROOM** 11' 9" x 7' 8" (3.58m x 2.34m)
- BEDROOM ONE** 14' 7" x 8' 9" (4.44m x 2.67m) max.
- BEDROOM TWO** 11' 6" x 6' 7" (3.51m x 2.01m)
- BEDROOM THREE** 8' 7" x 6' 8" (2.62m x 2.03m) max.
- SHOWER ROOM** 6' 2" x 5' 5" (1.88m x 1.65m)
- CLOAKS** 5' 4" x 2' 8" (1.63m x 0.81m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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](mailto: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.