



Helping *you* move



2 Blakenham Court, Horsehay

Offered for sale with No Upward Chain, this Two Bedroom mid terraced House is located in the popular area of Horsehay.

Offers in the Region of

£160,000

2 Blakenham Court, Horsehay, Telford, TF4 3UR

Overview

- Mid Terraced House
- Lounge
- Kitchen / Diner
- Bathroom
- Two Bedrooms
- Driveway Parking
- Gardens to front & rear
- Sealed Unit Double Glazing
- Gas Central Heating
- EPC C. Council Tax B.



Location

Located in the popular area of Horsehay, providing excellent transport links to Telford, Shrewsbury and the West Midlands Conurbations via the M54, which is approximately 3 miles from the property. The property stands some 2 ½ miles from Telford Town Centre, which offers a modern range of shopping and leisure facilities.

Brief Description

Offered for sale with No Upward Chain, this mid terraced house is ideal for First Time Buyers and investor purchasers. Entering into the small reception Hall with stairs to the first floor and door off to the left into the Lounge with window to the front and feature fireplace with surround and hearth. An archway leads into the Kitchen / Diner with windows and a door to the rear garden; a range of base and wall mounted units with complementary working surfaces and built-in oven and hob, space for two further under-counter appliances and space for an upright fridge / freezer.



Stairs ascend to the first floor Landing with airing cupboard. Bedroom One has two windows overlooking the front garden and Bedroom Two overlooks the rear. The Bathroom has a three piece white suite. Benefitting from gas central heating and sealed unit double glazed windows.

Externally, the property is approached over a tarmac driveway and front lawn with pathway. The rear garden has a decked patio area, lawned garden and gate providing rear pedestrian access.



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 B

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 Wellington proceed along Dawley Road into Lawley and at the roundabout take the 4th exit onto Wellington Road. Proceed up the bank and at the roundabout take the second exit onto Bridge Road - at the T junction turn right into Suffolk Way and follow the road around to the roundabout and carry on into Suffolk Way, turn left into Jarman Drive and then right into Blakenham Court.

METHOD OF SALE

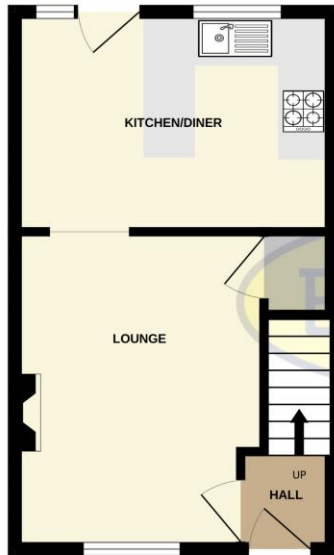
For Sale by Private Treaty.

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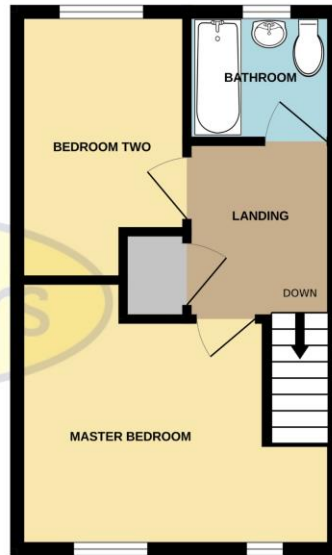
AML REGULATIONS

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.

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2023

All measurements quoted are approximate:

LOUNGE 12' 8" x 10' 5" (3.86m x 3.18m) max.

KITCHEN / DINER 13' 5" x 9' 6" (4.09m x 2.9m)

BEDROOM ONE 13' 5" x 11' 2" (4.09m x 3.4m) max.

BEDROOM TWO 11' 2" x 7' 1" (3.4m x 2.16m)

BATHROOM 6' 1" x 5' 4" (1.85m x 1.63m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(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.