



Helping *you* move



145 Mercia Drive, Leegomery

This two Bedroom, Semi-Detached Bungalow is situated at the end of an established residential cul-de-sac, with easily maintained and neatly presented accommodation throughout, being conveniently located for the local neighbourhood amenities. Available with No Upward Chain.

£170,000

Region

145 Mercia Drive, Leegomery, Telford, TF1 6YQ.

Overview

- NO UPWARD CHAIN
- Semi-Detached Bungalow
- End of Cul-de-Sac Location
- Well maintained throughout
- Breakfast Kitchen
- Lounge / Dining Room
- Two Double Bedrooms
- Spacious Wet Room
- Driveway Parking
- Lawned front & rear Gardens
- Gas CH, Double Glazing
- Freehold. Council Tax B. EPC D



Location

Situated at the end of a cul-de-sac in the popular residential locality of Leegomery being served by a range of neighbourhood facilities and Primary School. An excellent road network links the property to the traditional market Town of Wellington and modern leisure and shopping facilities of Telford Town Centre.

Brief Description

This well maintained semi-detached bungalow has neatly presented accommodation throughout - the property is entered into a small vestibule with plenty of space for storage. The Breakfast Kitchen is directly ahead with a range of fitted units of base and wall mounted cupboards and drawers with contrasting work surfaces and complementary tiling. A useful breakfast bar is located beneath the side aspect window, adjacent to the external door giving access to the side of the property. There is space for a freestanding cooker and fridge freezer, as well as space and plumbing provision for a washing machine. The Lounge / Dining Room has a front aspect bow window with a modern feature fireplace



housing a coal effect gas fire. There is a useful storage cupboard in the rear hallway, off which are the two large double rear aspect Bedrooms and the side aspect modern Wet Room. The Wet Room is fully tiled, with non-slip flooring, an electric shower, low level flush WC and wash hand basin. Internally, the accommodation benefits from gas central heating and uPVC double glazing.

Externally, the property has driveway parking with a shaped lawned garden to the front with flower borders. A wrought iron gate to the rear of the driveway opens to an attractively paved side area which continues into the fully enclosed, private rear garden. The garden has a paved patio area, large shaped lawn, garden shed, finished with flower borders and a well maintained shrubbed hedge to the rear.



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 banding B (currently £1,482.20 for 2023/2024).

EPC RATING

TBC. A full copy of the Energy Performance Certificate can be provided 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

DIRECTIONS

From the Princess Royal roundabout in Wellington take the exit onto Granger Drive, at the mini roundabout take the 2nd exit proceeding along Grainger Drive - take the first right into Mercia Drive and follow the road around to the end of the cul-de-sac, taking the left hand branch, where the property will be found on your left hand side after a short distance.

METHOD OF SALE

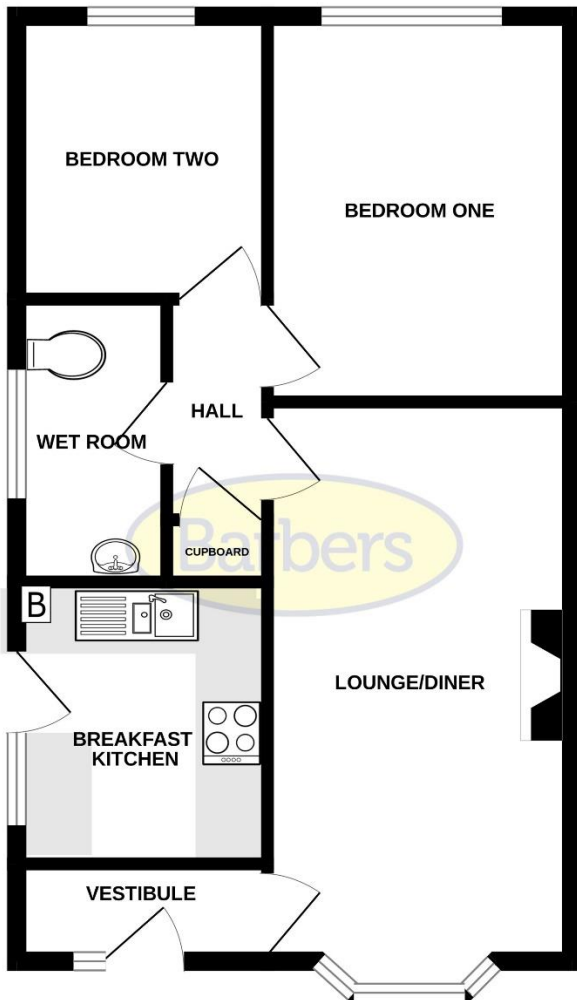
For Sale by Private Treaty.

WE32656.02.05.23

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
491 sq.ft. (45.6 sq.m.) approx.



All measurements quoted are approximate:

BREAKFAST KITCHEN 8' 8" x 7' 9" (2.64m x 2.36m)

LOUNGE / DINER 17' 10" x 9' 7" (5.44m x 2.92m)

BEDROOM ONE 11' 8" x 9' 8" (3.56m x 2.95m)

BEDROOM TWO 8' 7" x 7' 8" (2.62m x 2.34m)

WET ROOM 7' 7" x 4' 7" (2.31m x 1.4m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |

TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.
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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.