



Helping *you* move



7 Mere Grove, Shawbirch

This well maintained Three Bedroom Mews Style House is offered with "No Upward Chain" and is Conveniently located for local amenities and enjoys views over the lake to the front.

Offers Over
£285,000

7 Mere Grove, Shawbirch , TF5 0NR

Overview

- 3 Bedroom Mews Style House
- Breakfast Kitchen
- Lounge Diner
- Study/Bedroom 4
- Downstairs WC
- Ensuite to Master Bedroom
- Family Bathroom
- EPC D. Council Tax D.
- Garage (leasehold), Driveway
- Garden, Courtyard, Gas CH



Location

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 well loved three/four bedroom property offers versatile accommodation and is offered with no upward chain, gas central heating and wooden double glazing. The accommodation is accessed via a wooden door which opens into the Breakfast Kitchen, with feature beams and a range of base and wall mounted cupboards, fitted worktops, integrated gas hob with extractor over, single electric oven, bowl and a half sink, space and plumbing for washing machine and dishwasher, tiled floor, windows to front and rear elevation, door to garden and further latch and brace door to the inner hallway, with doors to downstairs WC, Study/ Bedroom 4 which has window to rear and door to, Lounge Diner, with lovely inglenook fireplace, feature beams, under stairs storage cupboard, two windows to rear and patio doors to garden.



Stairs ascend to the first floor galleried landing, with airing cupboard, loft access and latch and brace doors to, Master Bedroom with views over the lake, built in wardrobes and door to Ensuite Shower Room. Bedroom 2 has fitted wardrobes and two windows overlooking the rear garden. Bedroom Three has a window to the side elevation. The family Bathroom has panelled bath, electric shower over, pedestal wash hand basin, low level WC and tiling,
When exiting the Kitchen Door the property enjoys a courtyard with outside tap with a wide path with decorative boards, which leads to the mature rear garden, which offers patio, area of lawn, mature shrub borders and trees, the patio continues to a further seating area, which can also be accessed from the patio doors from the Dining Area. The garden also has a pedestrian access gate.



TENURE

We are advised that the property is Freehold and the garage is leasehold 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

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 the property is located on your right hand side in the corner.

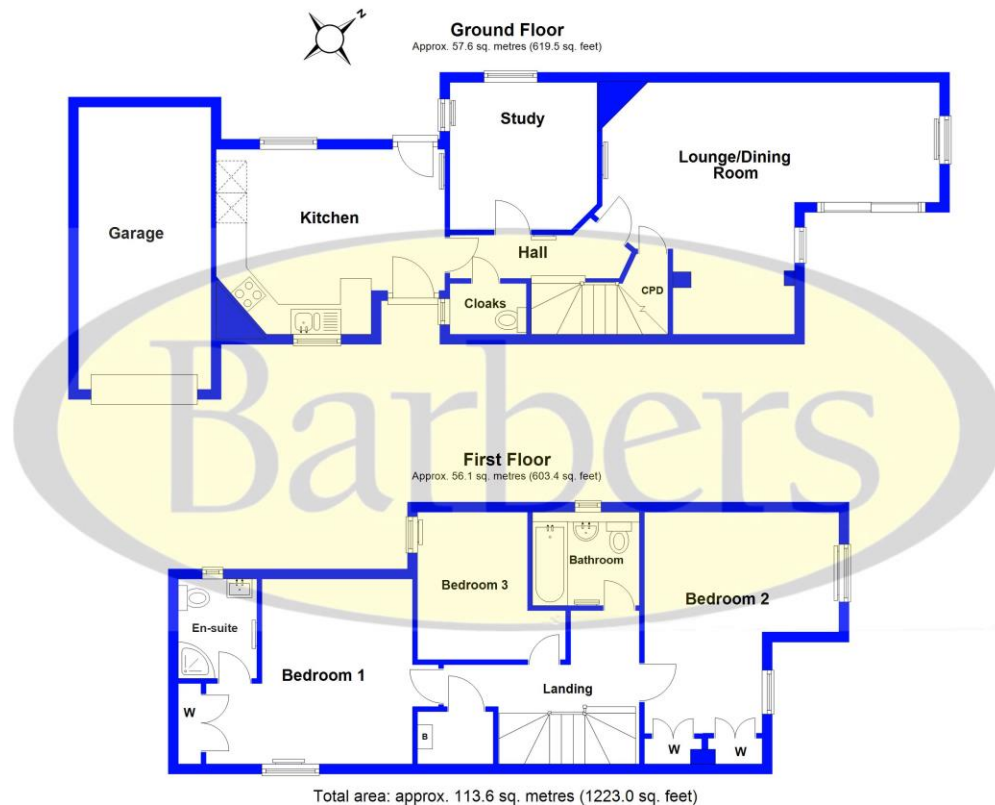
METHOD OF SALE

For Sale by Private Treaty.

WE32785.010323

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.



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 sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

7 Mere Grove, Shawbirch, Telford

BREAKFAST KITCHEN 14' 9" x 11' 1" (4.5m x 3.4m).

LOUNGE AREA 13' 5" x 12' 7" (4.09m x 3.84m)

DINING AREA 9' 6" x 7' 7" (2.9m x 2.31m)

STUDY/BEDROOM 4' 9" 6" x 9' 6" (2.9m x 2.9m)

BEDROOM ONE 11' 4" x 9' 9" (3.46m x 2.99m) (MIN)

BEDROOM TWO 14' 0" x 12' 10" (4.28m x 3.92m) (L-Shaped max)

BEDROOM THREE 8' 5" x 7' 4" (2.59m x 2.26m) (MIN)

GARAGE 18' 6" x 8' 8" (5.64m x 2.66m)

All measurements quoted are approximate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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