



Helping *you* move



44 Manor Rise, Arleston

A very well presented, semi-detached family home, benefitting from a larger than average corner plot, with garage and carport. The fully enclosed rear garden features mature borders and various seating areas. The property is located at the end of a cul-de-sac, in a popular, established residential area.

Offers in the region of

£210,000

44 Manor Rise, Arleston, Telford, TF1 2ND.

Overview

- Very well presented property
- Modern fitted kitchen /diner
- Three good sized bedrooms
- Refitted bathroom
- Garage, carport and driveway parking
- End of cul-de-sac position
- Attractive gardens
- Gas CH
- uPVC Double Glazing
- Council Tax C. EPC TBC
- Internal viewing essential



Location

Situated within a much sought-after residential area, a short drive into the historical local Wellington market town with its wide range of shops, amenities, railway station and leisure facilities. There is a wider range of leisure and shopping facilities at Telford Town Centre, just a couple of miles away.

Brief Description

This well presented home is finished in neutral tones, and provides bright and spacious accommodation. The property is entered via a hall with full height glazed side window, where stairs rise to the first floor.

The lounge is an airy room with attractive bow window and feature fireplace with inset electric flame effect fire. The modern kitchen diner is fitted with a range of cream fronted base and wall mounted units, having contrasting worktops over with inset stainless steel sink. There is space for a freestanding cooker and under counter fridge.

A courtesy door from the kitchen opens into the carport, which features an up/over garage door to the front, power, light, decorative block wall to the rear and wrought iron gate into the garden.



Off the carport is a large garage with up/over door, power, light and window to the rear. A vehicle inspection pit is situated to the fore of the garage, utility area with plumbing and a WC to a cubicle at the rear.

Upstairs, the bedrooms are all of a good size, served by a refitted fully tiled family bathroom having a modern three piece suite including a bath with shower over.

Outside, the garden to the front is laid to ornamental slate, with a border of specimen grasses softening the front boundary. A double width driveway leads to the garage and car port. The attractive rear gardens provide a mature space to sit and enjoy the sunshine at different parts of the day, being mainly laid to lawn with areas of ornamental stone and established borders with shrubs and perennials. Outside tap.



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 £1,496.60 for the year 2023/2024).

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas fired central heating boiler. 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 Ketley Brook Roundabout, take Bennetts Bank towards Wellington, then turn right into Arleston Lane (opposite Dominos Pizza and alongside Jewson). Follow Arleston Lane up the hill, then take the third left hand road into Manor Rise. The property can be found at the end of the second right hand tributary cul-de-sac

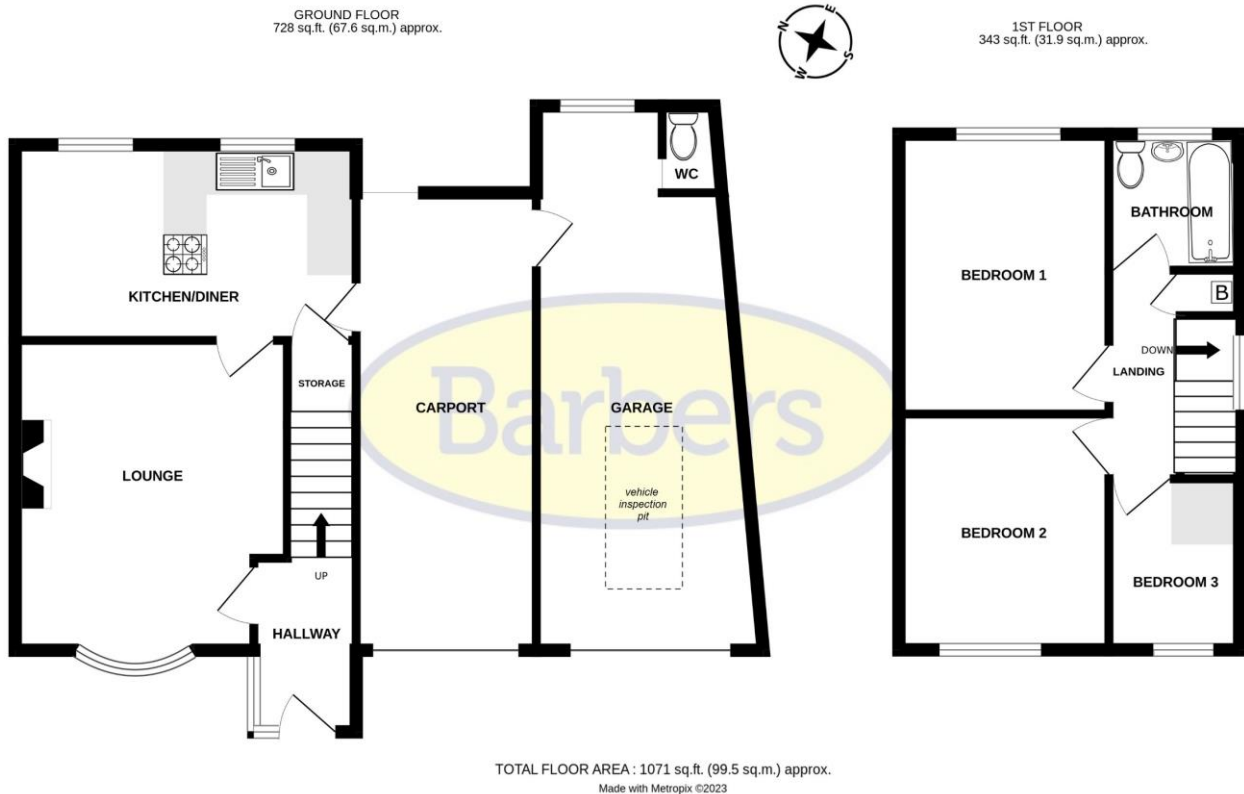
METHOD OF SALE

For Sale by Private Treaty.

WE33609.29.06.23

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.



All measurements quoted are approximate:

- LOUNGE** 13' 8" x 12' 0" both max (4.17m x 3.66m)
- KITCHEN DINER** 15' 1" x 8' 8" (4.6m x 2.64m)
- BEDROOM ONE** 12' 4" x 8' 9" (3.76m x 2.67m)
- BEDROOM TWO** 10' 5" x 8' 2" (3.18m x 2.49m)
- BEDROOM THREE** 7' 6" max (4' 4" min) x 6' 8" max (3' 7" min) (2.29m x 2.03m)
- BATHROOM** 6' 0" x 5' 9" (1.83m x 1.75m)
- CARPORT** 20' 3" x 8' 0" (6.17m x 2.44m)
- GARAGE** 24' 3" x 10' 0" max (7' 9" min) (7.39m x 3.05m)

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

AWAITING
EPC

A full copy of the EPC is available upon request

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

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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 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.