



Helping *you* move



## 20 Harp Lane, Dawley

A three Bedroom Semi-Detached House with two reception rooms, spacious garage and no upward chain. Convenient for a range of local neighbourhood shops and amenities.

Offers in the Region of

**£210,000**

# 20 Harp Lane, Dawley, Telford, Shropshire, TF4 3LP.

## Overview

- Semi-Detached House
- Lounge
- Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Generous Garage
- Driveway, Gardens
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC D Council Tax B



## Location

Situated in the established residential locality of Dawley, close to access for Little Dawley Nature Reserve, and being served by a range of shops in the District Centre along with a range of education facilities including Phoenix Academy. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre

## Brief Description

Entering the property through a spacious Entrance Porch with door and single glazed window opening into the Entrance Hall with stairs to the first floor and useful under stairs storage cupboard. The Lounge is off to the left with a window to the front and wall mounted electric fireplace; an opening leads into the Dining Room with good sized walk in bay window, serving hatch to Kitchen and door back into the Hall. The Kitchen has been fitted with a range of white drawers, base and wall mounted units, complementary working surfaces, inset sink unit, under stairs storage cupboard with single glazed window to the Garage, window to rear, space for a free standing cooker, fridge and washing machine; a door opens into the Garage.



Stairs ascend to the first floor Landing with window to side, useful cupboard and access to loft space. There are three Bedrooms, two to the front and one on the rear; the Bathroom has a white three piece suite. The property benefits from gas central heating and majority double glazing.

Externally, the property is approached over a driveway with adjacent gravelled fore garden. There is an attached generously proportioned Garage with an inspection pit, up-and-over door to the front with adjacent service door and to the rear is a single glazed window and upvc double glazed door leading to the patio area. The garden is split into two halves with a pathway; two sheds.



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

#### DIRECTIONS

From Heath Hill Roundabout take the third exit onto Springhill Road and at the crossroad traffic lights turn right into New Road - follow this to the very end and the property is found opposite the junction.

#### METHOD OF SALE

For Sale by Private Treaty.

WE33659.150823

#### 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.



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**All measurements quoted are approximate:**

- LOUNGE** 12' 9" x 10' 3" (3.89m x 3.12m) max.
- DINING ROOM** 10' 9" x 10' 4" (3.28m x 3.15m) plus bay in addition
- KITCHEN** 8' 5" x 7' 7" (2.57m x 2.31m)
- BEDROOM ONE** 10' 8" x 10' 4" (3.25m x 3.15m)
- BEDROOM TWO** 11' 0" x 10' 4" (3.35m x 3.15m)
- BEDROOM THREE** 8' 3" x 6' 7" (2.51m x 2.01m) max.
- BATHROOM** 6' 1" x 6' 0" (1.85m x 1.83m)
- GARAGE** 22' 8" x 10' 8" (6.91m x 3.25m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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](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.