



Helping *you* move



## 42 Ever Ready Crescent, Dawley

This semi-detached House offers tastefully presented accommodation throughout with three Bedrooms and spacious open plan Living / Kitchen / Dining space. There is a delightful tree lined backdrop to the rear and is conveniently located for Telford Town Park.

Offers in the Region of

**£279,000**



# 42 Ever Ready Crescent, Dawley, Telford, TF4 3GL

## Overview

- Semi-Detached House
- Open Plan Ground Floor
- Fitted Kitchen / Dining / Living
- Cloakroom, Bathroom
- Principal Bedroom with En-suite
- Driveway Parking Space
- Neatly presented Gardens
- Gas Central Heating
- Double Glazing
- Tree lined aspect to rear
- EPC B Council Tax C



## Location

Situated on a modern residential estate with a lovely tree lined aspect to the rear and extremely convenient for the path network linking to Silkin Way which offers lovely walks through Telford Town Park and beyond. The District Centre of Dawley and education facilities including Phoenix Academy are within easy reach. 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

This three storey Semi-Detached House has tastefully presented accommodation, decorated in neutral tones throughout and enjoys a lovely tree lined wooded aspect directly to the rear. Entering directly into the Entrance Hall with Cloakroom off and stairs to the first floor. Off to the left is the attractive Kitchen area which offers a good range of drawers, base and wall mounted units with complementary working surfaces and inset 1.5 bowl stainless steel sink unit, five ring gas hob with extractor over; integral fridge / freezer and dishwasher; the kitchen flows into the Dining / Living Area, a lovely light space from French doors with side windows and lantern style ceiling window; under stairs storage cupboard.



Stairs ascend to the first floor Landing where you will find Bedroom Two on the rear with built-in wardrobe and Bedroom Three overlooking the front. The Bathroom has a modern white three piece suite. A door opens into a further Landing space with window to the fore and stairs ascending up into the second floor Principal Bedroom - a recessed Dressing Area with sliding mirror door wardrobe; main Bedroom area with two roof light windows and door opening into the En-suite Shower Room with three piece suite and roof light window.

Externally, the property has a neat garden to the front with established border and adjacent tandem driveway to the side - a gate provides access into the neat rear garden which has a lawned area and raised ceramic tiled patio area.



#### 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 C

#### 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 Wellington proceed along Dawley Road, at the roundabout take the third exit to continue along Dawley Road, at the roundabout take the third exit onto Springhill Road, at the roundabout take the first exit onto Hinkshay Road and follow this road for some distance - take the second turning into Ever Ready Crescent and the property will be found on the left hand side just after the loop around to the right.

#### METHOD OF SALE

For Sale by Private Treaty.

WE34232.041023

#### 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:

**KITCHEN AREA** 14' 7" x 9' 6" (4.44m x 2.9m)

**LOUNGE / DINING AREA** 16' 6" x 12' 8" (5.03m x 3.86m)

**BEDROOM TWO** 13' 0" x 9' 5" (3.96m x 2.87m) max.

**BEDROOM THREE** 9' 4" x 6' 2" (2.84m x 1.88m)

**BATHROOM** 6' 3" x 6' 2" (1.91m x 1.88m)

**PRINCIPAL BEDROOM** 14' 6" x 9' 7" (4.42m x 2.92m) plus Dressing / Stair recess

**EN-SUITE** 6' 7" x 6' 6" (2.01m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(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>		
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](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.