



Helping *you* move



## 9 Great Western Drive, Horsehay

Located in a popular residential locality, this Three Bedroom End Terraced House offers nicely presented accommodation throughout, ideal for first time buyers or investors.

Offers in the Region of

**£199,500**

# 9 Great Western Drive, Horsehay, Telford, TF4 3UG

## Overview

- End Terraced House
- Open Plan Living
- Kitchen Diner / Lounge
- Bathroom
- Three Bedrooms
- Two Allocated Parking Spaces
- Good sized garden plot
- Gas Central Heating
- Double Glazing
- EPC D, Council Tax B



## Location

Situated in the popular area of Horsehay, a Village style location with access to all parts of the Telford area including Ironbridge and links to Telford, Shrewsbury and the West Midlands Conurbations via the M54, which is approximately 3 miles from the property. The property stands some 2 ½ miles from Telford Town Centre, which offers a modern range of shopping and leisure facilities.

## Brief Description

This nicely presented End Terraced property has a side approach into an enclosed Entrance Porch with door opening into the open plan ground floor accommodation - to the Dining Kitchen area is a range of base and wall mounted units with complementary working surfaces, integrated eye level oven, hob with extractor over, window and door providing access into the rear garden. The Lounge overlooks the front through a walk-in bay window and has stairs ascending to the first floor.



Off the first floor Landing, access is gained into the three Bedrooms - Two overlook the rear garden and the main Bedroom overlooks the front and benefits from a built-in wardrobe. The Bathroom has a modern white three piece suite including a P shaped bath. Internally the property benefits from gas central heating and double glazing.

Externally, the property has a brick boundary wall to the front and side with good sized lawned garden to the front and side with gate and pathway leading to the entrance door. The rear garden is predominantly laid to lawn with paved pathway at the side; a gate provides pedestrian access to the two allocated parking spaces located to the side of the rear garden.



#### 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

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. 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 Dawley roundabout proceed along Dawley Green Way towards Heath Hill roundabout, take the 2nd exit onto Springhill Road, turn right onto Station Road merging onto Great Western Drive. The property will be marked by the Barbers for sale sign.

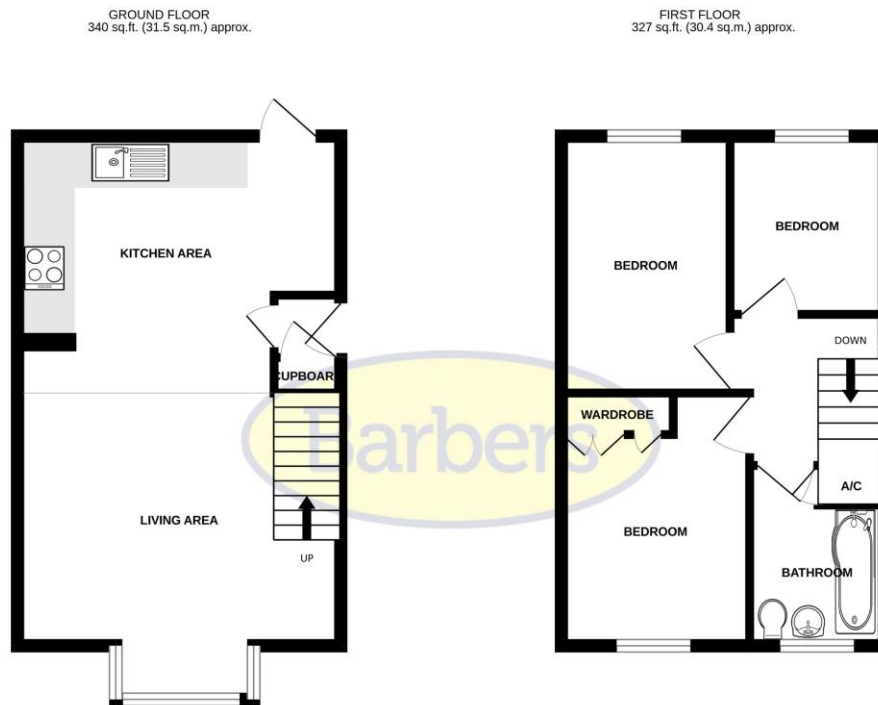
#### METHOD OF SALE

For Sale by Private Treaty.

WE34711.131223

#### 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.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 sq.m.) approx.  
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All measurements quoted are approximate:

**OPEN PLAN LOUNGE / KITCHEN / DINER**

**LOUNGE AREA 14' 8" x 14' 0" (4.47m x 4.27m)** plus bay in addition

**DINING / KITCHEN 14' 9" x 8' 0" (4.5m x 2.44m)**

**BEDROOM ONE 11' 3" x 8' 4" (3.43m x 2.54m)** max. inclusive of wardrobe

**BEDROOM TWO 11' 0" x 7' 5" (3.35m x 2.26m)**

**BEDROOM THREE 7' 1" x 6' 5" (2.16m x 1.96m)**

**BATHROOM**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		
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.