



Helping *you* move



9 Attwood Terrace, Dawley

Offered for sale with No Upward Chain, to CASH PURCHASERS ONLY, this extended, three bedroomed semi-detached property, with garage and parking, is located towards the end of this popular cul-de-sac, enjoying a private outlook to the front.

Offers in the Region of

£175,000

9 Attwood Terrace, Dawley, Telford TF4 2HQ.

Overview

- NO UPWARD CHAIN
- CASH PURCHASERS ONLY
- Lounge with Log Burner
- Dining Room, Study, Store Room
- Fitted Kitchen
- Ground Floor WC
- Two Double Bedrooms
- Further Single Bedroom
- Large Family Bathroom
- Garage and Driveway Parking
- Freehold
- Council Tax Band B, EPC G



Location

Situated in the established residential locality of Dawley being served by a range of shops in the District Centre along with a range of education facilities including The Telford Langley School. 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 bedroomed semi-detached house was extended in 1988 to provide additional ground floor space. Entered via a small porch, the property briefly comprises a hall with stairs to the first floor and door into the front aspect lounge. This room features a bay window and log burner (please note that this is the only source of heating in the property). A rear aspect dining room has patio doors to the back garden, with study off. The study has a useful, secure, storage room off, door to the ground floor WC and courtesy door to the garage. The fitted kitchen features a parquet floor, integrated fridge and freezer and space for a free-standing cooker and washing machine (these are both available in the sale, should a purchaser require them). With a good range of fitted base and wall



mounted units, contrasting work-surfaces and complementary tiling, this room also has a useful courtesy door into the rear garden.

Upstairs, there are two double bedrooms, with the largest one having built-in wardrobes. The third bedroom has dual aspect to the front and side, with a small over-stairs bulkhead.

The large family bathroom is fitted with a four piece suite, having electric shower over the corner bath.

Externally, there is driveway parking for several vehicles leading to the larger than average garage, having space for a vehicle and workbench etc, with the remaining front garden laid to lawn.

The rear garden is again, mainly laid to lawn, with mature shrubs and a small pond close to the rear boundary.



TENURE

We are advised that the property is Freehold. This will be confirmed by the Vendor's 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 (currently £1461.23 for the year 2023/24)

EPC RATING: G

AGENTS' NOTE

Heating is via a log burner only. There is currently no hot water facility. We also understand that there is spray foam insulation in the loft space.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Heating is via a log burner. There is currently no hot water facility. 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 Wellington proceed along the Dawley Road to the Heath Hill roundabout and proceed straight over taking the second exit into Captain Webb Drive. Attwood Terrace is the third exit on your left – proceed towards the end of the road and the property will be found on your right hand side.

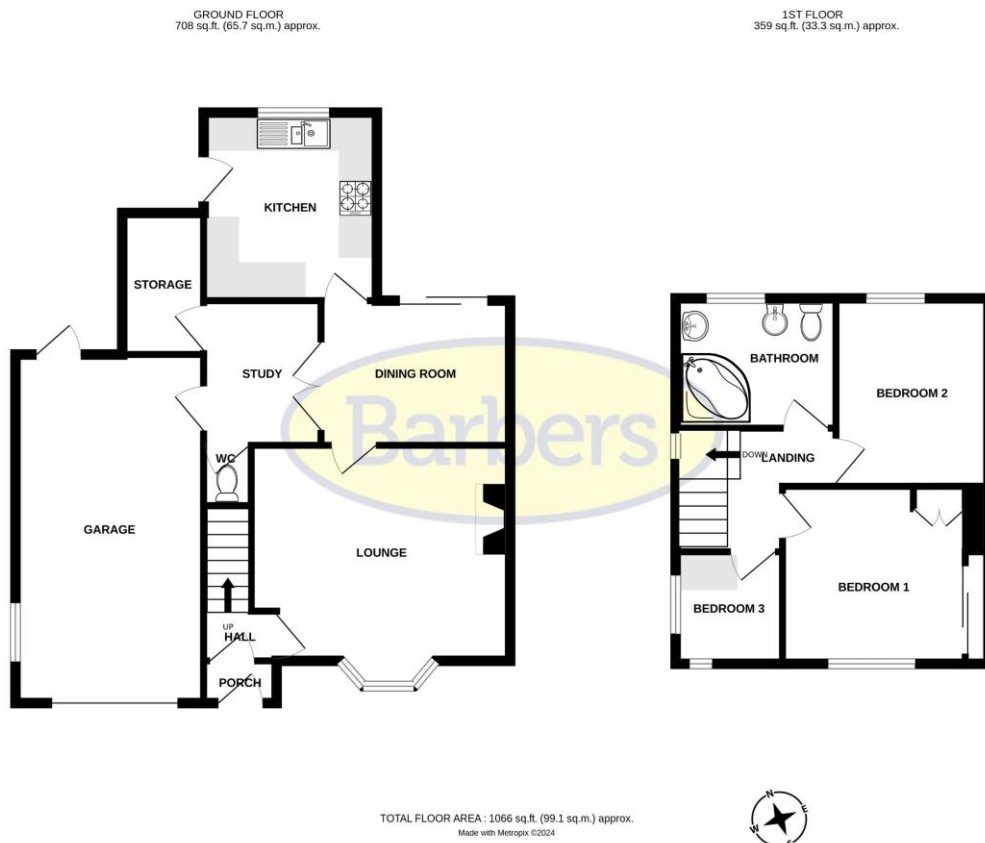
METHOD OF SALE

For Sale by Private Treaty.

WE34244.140124

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** 14' 7" max x 12' 2" (13'7" into bay) (4.44m x 3.71m)
- DINING ROOM** 10' 8" x 8' 2" (3.25m x 2.49m)
- STUDY** 8' 2" x 6' 7" (2.49m x 2.01m)
- STORE ROOM** 8' 0" x 4' 7" (2.44m x 1.4m)
- KITCHEN** 10' 4" x 9' 11" (3.15m x 3.02m)
- BEDROOM ONE** 10' 5" (11'7" into wardrobe) x 10' 0" (3.18m x 3.05m)
- BEDROOM TWO** 10' 7" x 8' 7" (3.23m x 2.62m)
- BEDROOM THREE** 6' 4" max x 6' 0" max (1.93m x 1.83m)
- FAMILY BATHROOM** 9' 0" x 7' 4" (2.74m x 2.24m)
- GARAGE** 19' 2" x 10' 7" (5.84m x 3.23m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 53 E |
| 21-38 | F | | |
| 1-20 | G | 15 G | |

copy of the full 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

1 Church Street, Wellington, Telford, TF1 1DD
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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.