



Helping *you* move



37 St Johns Walk, Lawley Village

This attractive Three Bedroom Town House offers spacious accommodation over three floors to include a refitted Kitchen, Garage and driveway parking. Located in Lawley Village within easy reach of the local Nature Reserve and convenient for the shopping and education facilities available in Lawley.

Offers in the Region of

£245,000

37 St Johns Walk, Lawley Village, Telford, TF4 2FT.

Overview

- Three Storey Town House
- Lounge / Dining Room
- Refitted Kitchen
- Ground Floor Cloakroom
- Main Bedroom Suite & En-suite
- Two further Bedrooms
- Principal Bathroom
- Garage and Driveway Parking
- Rear Garden, Solar Panels
- Gas CH, Double Glazing
- Estate Service Charge Payable
- EPC C, Council Tax C



Location

Situated in the established locality of Lawley Village, just a short walk from Smalley Hill Nature Reserve and being served by a range of shops, leisure and Primary Schools in the nearby centre of Lawley. Telford Town Centre is approximately 3 miles distant and offers an excellent range of shopping and leisure facilities.

Brief Description

This modern, three storey Town House offers attractively presented accommodation throughout and is entered through an Entrance Door with glazed side panel to the Entrance Hall with doors to the ground floor accommodation, useful coat cupboard, stairs to first floor and Cloakroom with two piece suite. The refitted Kitchen overlooks the front and provides drawers, base and wall mounted cupboards with complementary working surfaces, sink unit with water softener / filter tap, integrated dishwasher, oven, gas hob and extractor over; space and provision for a washing machine and fridge / freezer. The Lounge has plenty of natural light and overlooks the rear garden through French Doors with glazed side panels; useful under stairs storage cupboard.



Stairs ascend to the first floor Landing where you will find Bedroom Three overlooking the rear and a range of built-in wardrobes, Bedroom Two has two windows overlooking the front and the principal Bathroom has a three piece white suite. A further staircase ascends to the second floor Landing and into Bedroom One which overlooks the front and side, has an over-stairs cupboard and opening flowing into the Dressing Area with a range of three double built-in wardrobes and door into the En-suite Shower Room with white suite.

Externally, the property has a wrought iron fence to the front with path to the entrance door. The rear garden has a patio area with steps down and pathway through two astro-turfed sections and further steps down to a lower patio with Garden Shed (with power and light), gateway providing access via several steps into the parking area behind where you will find the Garage (end left in a block of three) with one parking space in front.



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. Owned Solar Panels are attached to the roof which provide an annual one-off payment. There is an Estate Service Charge payable to Bournville Village Trust, currently £242 per annum. 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. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>.

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 the Battlefield Roundabout on the edge of Shrewsbury proceed along the A53 towards Hodnet and Market Drayton. Proceed along this road for approx. 4.3 miles and at the traffic lights in the centre of Shawbury turn left onto the B5063 towards Wem. Take the second right into Bridge Way and then left into Millbrook Drive and take the second left and first right proceeding to the end of the cul-de-sac where the property will be found in the left hand corner, approached over a tributary drive and turning area shared with it's neighbour.

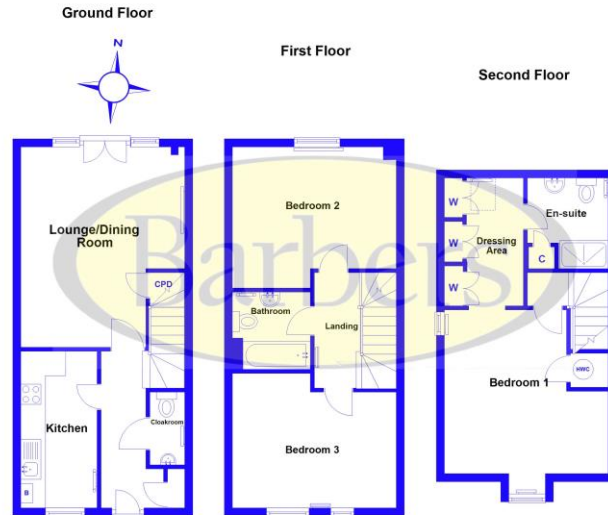
METHOD OF SALE

For Sale by Private Treaty.

WE34695.120124

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



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanIt software.

37 St Johns Walk, Lawley, Telford

All measurements quoted are approximate:

CLOAKROOM 6' 0" x 2' 8" (1.83m x 0.81m)

KITCHEN 12' 8" x 6' 1" (3.86m x 1.85m)

LOUNGE 16' 4" x 13' 4" (4.98m x 4.06m) max.

BEDROOM THREE 12' 5" x 11' 5" (3.78m x 3.48m) max.

BEDROOM TWO 13' 4" x 10' 0" (4.06m x 3.05m) max.

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

BEDROOM ONE 13' 4" x 13' 3" (4.06m x 4.04m) max.

DRESSING AREA 10' 7" x 4' 4" (3.23m x 1.32m) exclusive of wardrobes

EN-SUITE 7' 5" x 6' 7" (2.26m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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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.