



Helping *you* move



49 Bemrose Avenue, Lawley

This stunning four bedroomed detached home has beautifully presented accommodation throughout and enjoys lovely views over green space to the front and side. Convenient for a range of local shops, amenities and Primary Education facilities.

Offers in the Region of

£325,000

49 Bemrose Avenue, Lawley, Telford, TF3 5HW.

Overview

- Stunning Detached House
- Lounge
- Kitchen / Diner
- Utility Room, Cloakroom
- Main Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Garage and Driveway Parking
- Landscaped Gardens
- Gas Central Heating, DG
- Service charge payable
- EPC C, Council Tax D



Location

Situated in the developing area of Lawley which offers an excellent variety of local shops, restaurant and public house. Lawley Village Primary Academy is approx. 1/4 mile distant. Telford Town Centre is approx. 3 miles distant and offers an excellent range of shopping and leisure facilities along with Bus and Railway Stations and Commuter access along the M54.

Brief Description

This beautiful Detached House provides elegantly styled accommodation throughout and enjoys lovely views over green space to the front and side. Entering into the spacious Entrance Hall with stairs to first floor, storage cupboard and Cloakroom. The Lounge is off to the right with a walk-in bay window, further window to side and feature fireplace with gas fire. The light and airy Kitchen / Diner overlooks the rear garden through a window and French doors - there are a range of base and wall mounted units, complementary working surfaces with inset 1.5 bowl sink unit, oven, gas hob and extractor over, space and provision for a dishwasher and wine fridge; door into the Utility with base cupboard and space for a washing machine.



Stairs ascend to the first floor Landing where you will find Four Bedrooms - two overlooking the rear and two having views over the delightful green areas to the front and side. The principal Bedroom has a built-in wardrobe and En-suite Shower Room. This property benefits from gas central heating and double glazing.

Externally, the property is on a corner plot position with lawn, slate areas and inset shrubs with wrought iron fencing. To the rear of the garden, accessed off Birchfield Way, is a shared driveway with Semi-detached Garaging - the left hand garage and drive belongs to no.49. From the driveway a gate with steps lead into the attractive landscaped rear garden with two patio areas, artificial lawn and beautiful retained borders.



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. There is a service charge payable for the upkeep of communal areas to Bournville Village Trust, the current charge is £242.45 per annum.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D

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. 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

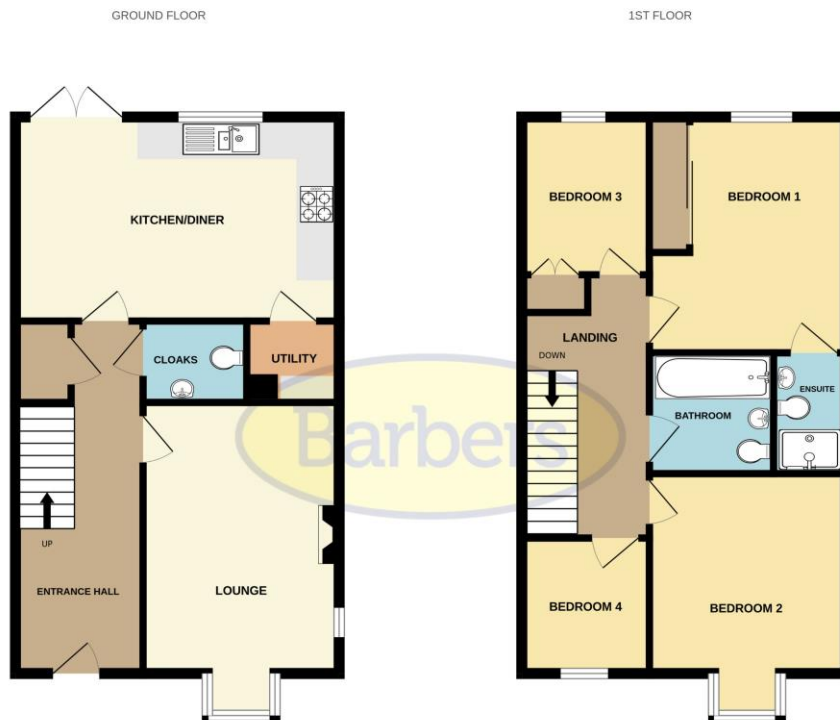
From Junction 6 of the M54 take the exit onto Lawley Road, carry on through the first set of traffic lights and at the second set turn left into Synders Way. Proceed to the end and then turn left onto Birchfield Way - the property will be the first house on the left as you approach Bemrose Avenue.

METHOD OF SALE

For Sale by Private Treaty.

WE34972.090224

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 14' 7" x 10' 7" (4.44m x 3.23m)

KITCHEN / DINER 17' 5" x 11' 0" (5.31m x 3.35m)

CLOAKROOM 5' 3" x 4' 0" (1.6m x 1.22m)

BEDROOM ONE 12' 8" x 10' 4" (3.86m x 3.15m) max.

EN-SUITE 6' 6" x 3' 8" (1.98m x 1.12m)

BEDROOM TWO 10' 9" x 10' 4" (3.28m x 3.15m)

BEDROOM THREE 8' 6" x 6' 9" (2.59m x 2.06m)

BEDROOM FOUR 7' 3" x 6' 9" (2.21m x 2.06m)

BATHROOM 6' 10" x 6' 6" (2.08m x 1.98m)

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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Email: 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.