



Helping *you* move



6 Gregson Walk, Dawley

This well maintained Four Bedroom Detached House has nicely presented accommodation throughout comprising Two Reception Rooms, Conservatory and an integral Garage. Conveniently located for Ladygrove Primary School with shops and amenities in Dawley and Lawley.

Offers in the Region of

£300,000

6 Gregson Walk, Dawley, Telford, TF4 2GA.

Overview

- Detached House
- Lounge, Dining Room
- Conservatory, Cloakroom
- Fitted Breakfast Kitchen
- Main Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Garage and Driveway Parking
- Neat, Established Gardens
- Gas Central Heating
- Double Glazing
- EPC C, Council Tax D



Location

Situated on the very edge of Heath Hill, Dawley, equidistant to Lawley and Dawley Centres, both providing a range of shopping amenities; Ladygrove Primary School is a very short walk from the property and The Phoenix Academy is located in Dawley. 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

The property is approached through a recessed Storm Porch with door into the Entrance Hall; stairs with a turn to the first floor and Cloakroom off with two piece suite. The Dining Room is located to the front of the property and the Lounge is on the rear with wall mounted electric fire and sliding patio doors open into the Conservatory - having delightful views over the garden and door to the patio. The modern Breakfast Kitchen has a range of drawers, base and wall mounted units with complementary working surfaces having an inset 1.5 bowl sink unit; integral eye level double oven, gas hob with cooker hood over, under counter fridge and dishwasher, there is a useful walk-in cupboard, window and door to the rear garden.



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Stairs ascend to the first floor Landing with access to loft space and airing cupboard with hot water cylinder. Bedroom One overlooks the front with a range of built-in wardrobes and door into the En-Suite with three piece white suite. There are three further Bedrooms and the main Bathroom has a three piece suite. The property benefits from gas central heating (boiler is 18 months old) and double glazing.

Externally, the property is approached over a double width driveway leading to the integral single garage; lawned garden with shrub border and side access through a gate into the rear garden which has a paved patio, lawned garden and attractive, neatly maintained shrub 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.

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 Wellington proceed along Dawley Road, at the roundabout in Lawley take the 3rd exit to continue along Dawley Road and then first left into Old Office Road; Gregson Walk is on the left hand side and no.6 is found on the corner fronting Old Office Road.

METHOD OF SALE

For Sale by Private Treaty.

WE35016.220224

AML REGULATIONS

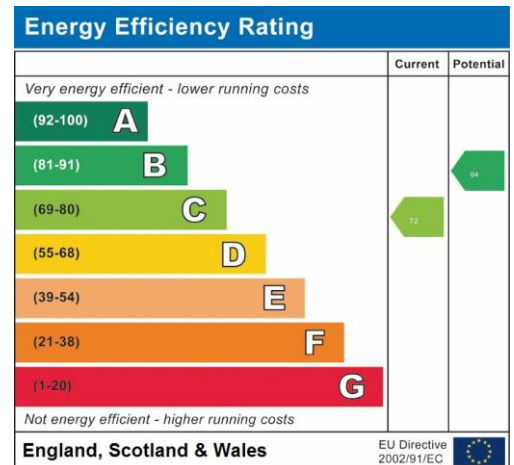
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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All measurements quoted are approximate:

- LOUNGE** 15' 2" x 12' 1" (4.62m x 3.68m)
- BREAKFAST KITCHEN** 14' 6" x 8' 4" (4.42m x 2.54m)
- DINING ROOM** 10' 0" x 9' 5" (3.05m x 2.87m)
- CLOAKROOM** 4' 7" x 3' 6" (1.4m x 1.07m)
- BEDROOM ONE** 13' 0" x 12' 4" (3.96m x 3.76m)
- EN-SUITE** 5' 6" x 5' 0" (1.68m x 1.52m)
- BEDROOM TWO** 10' 1" x 8' 9" (3.07m x 2.67m)
- BEDROOM THREE** 11' 0" x 8' 0" (3.35m x 2.44m)
- BEDROOM FOUR** 8' 4" x 6' 8" (2.54m x 2.03m) max
- BATHROOM** 6' 7" x 5' 5" (2.01m x 1.65m)
- GARAGE** 16' 7" x 7' 9" (5.05m x 2.36m)



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

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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.