



Helping *you* move



## Raven Oak Cottage, 10 Brandlee, Dawley

This unique character Cottage provides deceptively spacious accommodation throughout and enjoys a generous sized garden plot. Located in a quiet position yet with easy access for the local Town and education facilities.

Offers in the Region of

**£279,000**

# Raven Oak Cottage, 10 Brandlee, Dawley, Telford, TF4 2NR

## Overview

- Detached Character Cottage
- Lounge / Dining Room
- Sitting Room
- Sun Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Cloakroom & Outside Toilet
- Detached Garage
- Rear Garden
- Gas Central Heating, DG
- EPC E, Council Tax C



## Location

Situated up a private driveway in a quiet position close to the facilities of Dawley and near to Dawley Park and Dawley C of E Primary 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

A unique opportunity to purchase a Detached Cottage with appealing character features throughout, located in a quiet position, convenient for the local parkland and the High Street of Dawley.

The property is entered through an enclosed Porch with door opening to the small Hallway with window to the side, an open tread staircase to the first floor and Cloakroom with two piece suite. A door leads into the Sitting Room with window to the rear and a decorative fireplace. A door opens into the Lounge / Dining Room, having a dual aspect to the front and side, decorative fireplace with display plinths and mantle, door to the Kitchen and further door into the Sun Room with delightful views over the garden. The Kitchen has been fitted with a good range of drawers, base and wall mounted units, complementary working surfaces, inset sink unit, gas hob with oven below, pull-out larder cupboard with adjacent built-in fridge/freezer, provision and space for a washing machine and under counter fridge; door to the rear garden.



Your **Local** Property Experts  
01952 221 200



Stairs ascend to the first floor landing where you will find two Bedrooms overlooking the rear garden and one Bedroom looking to the front / side aspect. The Bathroom has a modern white suite of bath, sink, toilet and bidet. The Cottage benefits from gas central heating and double glazing.

Externally, the Cottage is approached over a gravel drive, adjacent to no.34 Station Road, and opens out to a turning area leading to the block paved drive carrying on to the Detached Garage. The Cottage has a good sized lawned garden with established shrub borders at the boundary fencing.

**Agents Note:**

The neighbouring property has now been demolished and there is planning permission granted for the Erection of 3no dwellings, parking area and alterations to access following demolition of existing dwelling. Application Number: TWC/2022/0937



**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 E

**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](mailto:wellington@barbers-online.co.uk)

**DIRECTIONS**

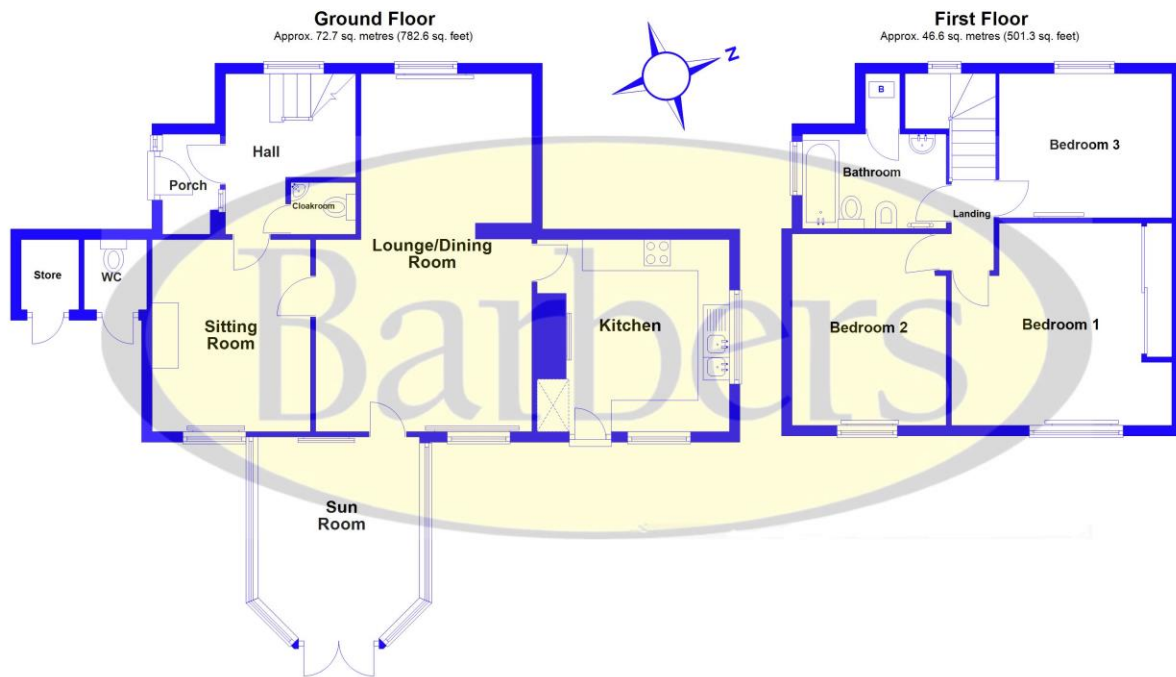
From Heath Hill roundabout in Dawley proceed into Springhill Road and take the first left into Station Road. Follow this road along and just before the left hand junction for Morton Court is a track on your right hand side adjacent to no.34 Station Road - proceed up the track and Raven Oak Cottage is found at the end.

**METHOD OF SALE**

For Sale by Private Treaty.

WE35069.040424

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 119.3 sq. metres (1284.0 sq. feet)

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 PlanUp software  
Plan produced using PlanUp.

Raven Oak Cottage, 10 Brandlee, Dawley, Telford

All measurements quoted are approximate:

**SITTING ROOM** 12' 2" x 9' 8" (3.71m x 2.95m)

**LOUNGE AREA** 13' 5" x 12' 0" (4.09m x 3.66m)

**DINING AREA** 10' 6" x 9' 3" (3.2m x 2.82m)

**KITCHEN** 10' 3" x 12' 0" (3.12m x 3.66m) min. plus door recess

**SUN ROOM** 10' 0" x 12' 6" (3.05m x 3.81m)

**BEDROOM ONE** 13' 5" x 12' 2" (4.09m x 3.71m) max. including wardrobe

**BEDROOM TWO** 12' 4" x 9' 8" (3.76m x 2.95m)

**BEDROOM THREE** 10' 7" x 9' 0" (3.23m x 2.74m)

**BATHROOM** 8' 4" x 6' 0" (2.54m x 1.83m)

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.