



Helping *you* move



11 Candlin Way, Lawley Village

Offered for sale with no upward chain, this nicely presented Four Bedroom Detached House provides spacious accommodation and a garage. Situated in the popular locality of Lawley Village, convenient for a variety of amenities.

Offers in the Region of

£320,000

11 Candlin Way, Lawley Village, Telford, TF4 2GJ.

Overview

- Detached House
- Lounge / Diner
- Study
- Conservatory
- Breakfast Kitchen
- Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Garage and driveway parking
- Rear Garden
- Gas CH, Double Glazing
- EPC C, Council Tax D
- Service Charge payable



Location

Situated in the established locality of Lawley Village being served by a plethora of facilities 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 nicely presented Detached House has no upward chain and provides spacious accommodation throughout. The accommodation affords an entrance Hall with door into the Lounge having natural light coming in on three sides giving a light and airy feel. From the Hall on the left is the Study with a window to the front. To the rear is the Breakfast kitchen with a range of base and wall mounted units and French doors opening to the patio and garden. The ground floor is completed by a guest cloakroom.



Stairs ascend from the Hall to the first floor Landing - the principal bedroom has an en suite shower room off. There are Three further Bedrooms and a family Bathroom. The accommodation benefits from gas central heating and double glazing.

Externally, the property has driveway parking to the side that leads to a single garage with patio doors giving way to the rear garden which is predominantly laid to lawn with a patio area and decked area.



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 communal grounds maintenance service charge payable to Bournville Village Trust currently £250 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 Wellington at the crossroads traffic lights of Mill Bank (next to the Cock Inn), take the Dawley Road out towards Lawley. Follow this road up into Lawley and at Lawley Common Roundabout turn left into Lawley Drive and first left into Peregrine Way - take the first left into Lineton Close, left into Candlin Way and left again where no.11 will be found on your left hand side.

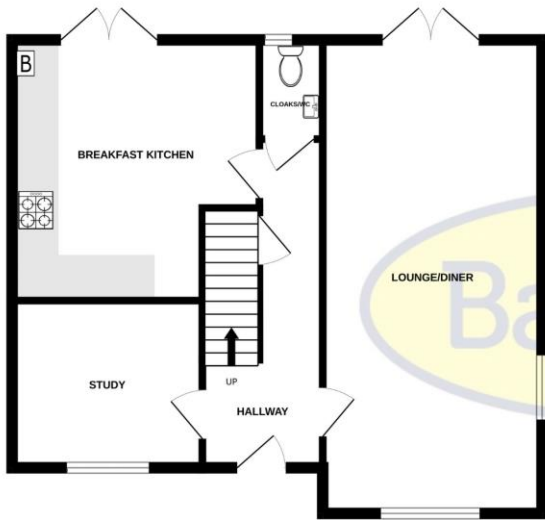
METHOD OF SALE

For Sale by Private Treaty.

WE35127.150424

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.

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE / DINER 24' 3" x 11' 3" (7.39m x 3.43m)

STUDY 8' 7" x 6' 6" (2.62m x 1.98m)

BREAKFAST KITCHEN 13' 4" x 9' 9" (4.06m x 2.97m) max.

CLOAKROOM 5' 1" x 3' 3" (1.55m x 0.99m)

BEDROOM ONE 12' 9" x 11' 3" (3.89m x 3.43m) min. including wardrobes

EN-SUITE 6' 3" x 4' 6" (1.91m x 1.37m)

BEDROOM TWO 13' 0" x 10' 2" (3.96m x 3.1m)

BEDROOM THREE 11' 3" x 8' 9" (3.43m x 2.67m)

BEDROOM FOUR 8' 9" x 8' 7" (2.67m x 2.62m) max.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B	90	
(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

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.