



Helping *you* move



10 Pantulf Close, Lawley

This stunning three bedroomed detached house has beautifully presented accommodation throughout, with a larger than average family dining kitchen, driveway and detached garage. Convenient for a range of local shops, amenities, Primary Education facilities and the M54.

Offers in the Region of

£290,000

10 Pantulf Close, Lawley, Telford, TF3 5GN.

Overview

- Stunning Detached House
- Lounge with Bay Window
- Full Depth Kitchen / Diner
- Cloakroom/WC
- Master Bedroom with En-suite
- Two further Bedrooms
- Family Bathroom
- Garage and Driveway Parking
- Landscaped Gardens
- Gas Central Heating, uPVC DG
- Service charge payable
- Freehold, 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 approximately ¼ mile distant. Telford Town Centre is circa three 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 having been adapted to provide a larger than average kitchen diner. The front door opens into the kitchen diner, fitted with an extensive range of gloss fronted cupboards and drawers having wooden work surfaces over and moveable island unit with provision for power. Included with the kitchen are the integrated dishwasher, under counter washing machine, mid-level double oven and gas hob. To the rear of the room is the courtesy door to the garden and window. A cloaks/WC is accessed off the kitchen, with access to useful understairs storage space. The full depth lounge is accessed off to the right with a front aspect walk-in bay window and rear aspect French style patio doors to the garden.



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Stairs ascend to the spacious first floor landing with window. The master bedroom has both a front and side aspect window, built in double width wardrobe and generous en-suite shower room. The other two bedrooms share the family bathroom, with mains powered shower over the bath and front aspect window. We are advised that the loft space is partially boarded. This home benefits from gas central heating and uPVC double glazing.

Externally, the property benefits from a detached garage with power (having a separate consumer unit to the house), light and majority boarded apex storage space. A timber gate opens into the fully enclosed, attractively landscaped rear garden with a generous patio areas, artificial lawn, well stocked retained borders and low maintenance play space behind the garage.



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 £242.75 per annum (2024).

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D – currently £2,044.42 for 2024/25.

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, at the first set of traffic lights turn left into Birchfield Way. Proceed along the road, where Pantulf Close will be found after approximately 0.25 miles on the left hand side. The property will be found approximately half way down the cul-de-sac, on the right hand side.

METHOD OF SALE

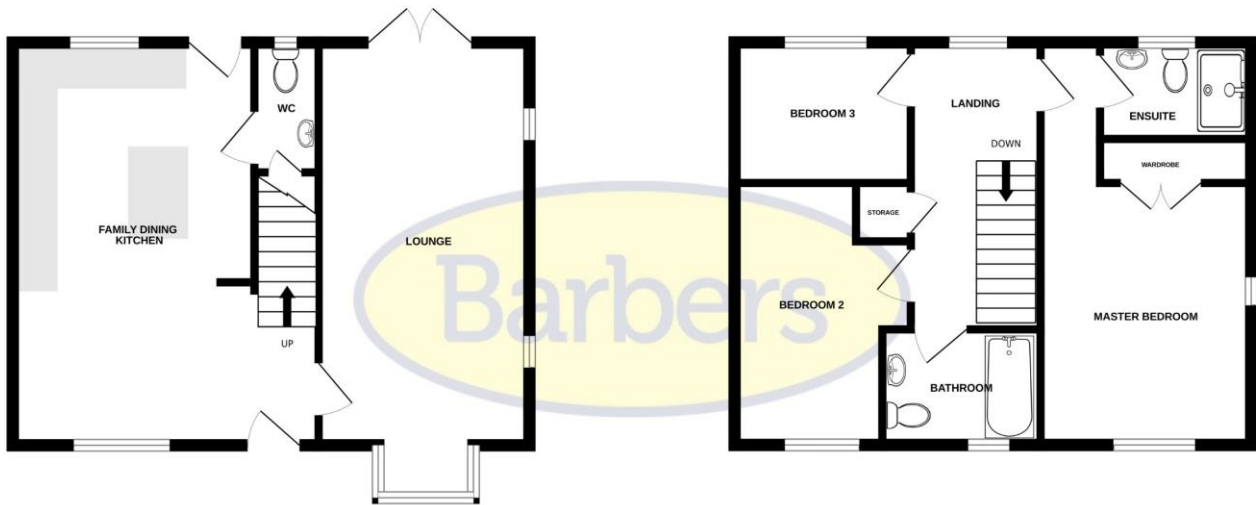
For Sale by Private Treaty.

WE35537.230424

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
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

LOUNGE 19' 3" (15'9" into bay) x 10' 1" (5.87m x 3.07m)

FAMILY DINING KITCHEN 19' 3" x 11' 7" average (14'8" max)
(5.87m x 3.53m)

CLOAKROOM/WC 6' 3" x 2' 9" (1.91m x 0.84m)

MASTER BEDROOM 12' 2" x 10' 4" (3.71m x 3.15m)

EN-SUITE 7' 2" x 4' 6" (2.18m x 1.37m)

BEDROOM TWO 12' 5" max x 6' 8" average (3.78m x 2.03m)

BEDROOM THREE 8' 3" x 6' 5" (2.51m x 1.96m)

BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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.