



Helping *you* move



34 Court Street, Madeley

This well presented mid-terraced cottage features accommodation over three floors and benefits from a longer than average garden and attractive garden bar shed. With two double bedrooms and an upstairs bathroom, this attractive home would make an ideal first time buy.

Offers in the region of

£171,500

34 Court Street, Madeley, Telford, Shropshire, TF7 5ED.

Overview

- Mid-terrace cottage
- Lounge and dining room
- Modern kitchen
- Useable cellar
- Two double bedrooms
- Bathroom
- Off road parking
- Longer than average gardens
- Gas Central Heating
- uPVC Double Glazing
- Freehold. EPC D, Council Tax A



Location

Situated in the established residential locality of Madeley being served by a range of shops and leisure facilities. The UNESCO World Heritage site of Ironbridge Gorge is approximately 1.5 miles distant. An excellent road network links the property to all parts of the Telford area including the modern range of shopping and leisure facilities at Telford Town Centre.

Brief Description

Entered from the front, this two bedroomed cottage is full of charm, being beautifully presented and having been well-maintained by the current owners. The front aspect lounge features an open fire place with a traditional cast iron and tile grate, which opens into the dining room – having a rear aspect window, all finished with modern wooden laminate flooring. A door from beneath the stairs opens to reveal stairs down to the cellar, a useful storage area which has power and light. A modern glazed door opens from the dining room into the refitted kitchen, which features white gloss fronted cupboards and drawers with contrasting work surfaces. There is an integrated fridge/freezer, gas hob with stainless steel chimney style extractor hood over and separate fan assisted electric oven below. There is space and plumbing provision for a washing machine and slimline dishwasher. The wall mounted boiler is located to one corner of the kitchen, having been regularly maintained.



To the first floor are two bedrooms, with the main bedroom being the full width of the property and benefiting from two front aspect windows. The family bathroom features a bath with shower over, close coupled WC and wash basin, together with a chrome faced towel radiator.

Externally, there is a neat courtyard garden to the front with covered bin storage. An walkway to the right of the property opens out into the rear garden, providing access for bins etc (the adjacent properties have pedestrian right of way across number 34's garden, however, at the moment, these rights are not exercised). The rear garden is of a good size, with a large patio seating area and both an open bar seating area and large timber summerhouse style bar, with power and light. A further decked seating area provides views over the remainder of the garden, at the end of which is a dedicated off road parking space (we understand there is a right of access to this from the car park adjacent to the Medical Centre – to be confirmed)..



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. Access to the off road parking area is also to be confirmed by the Vendors' Solicitor during the Pre-Contract enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band A (currently £1,392.61 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

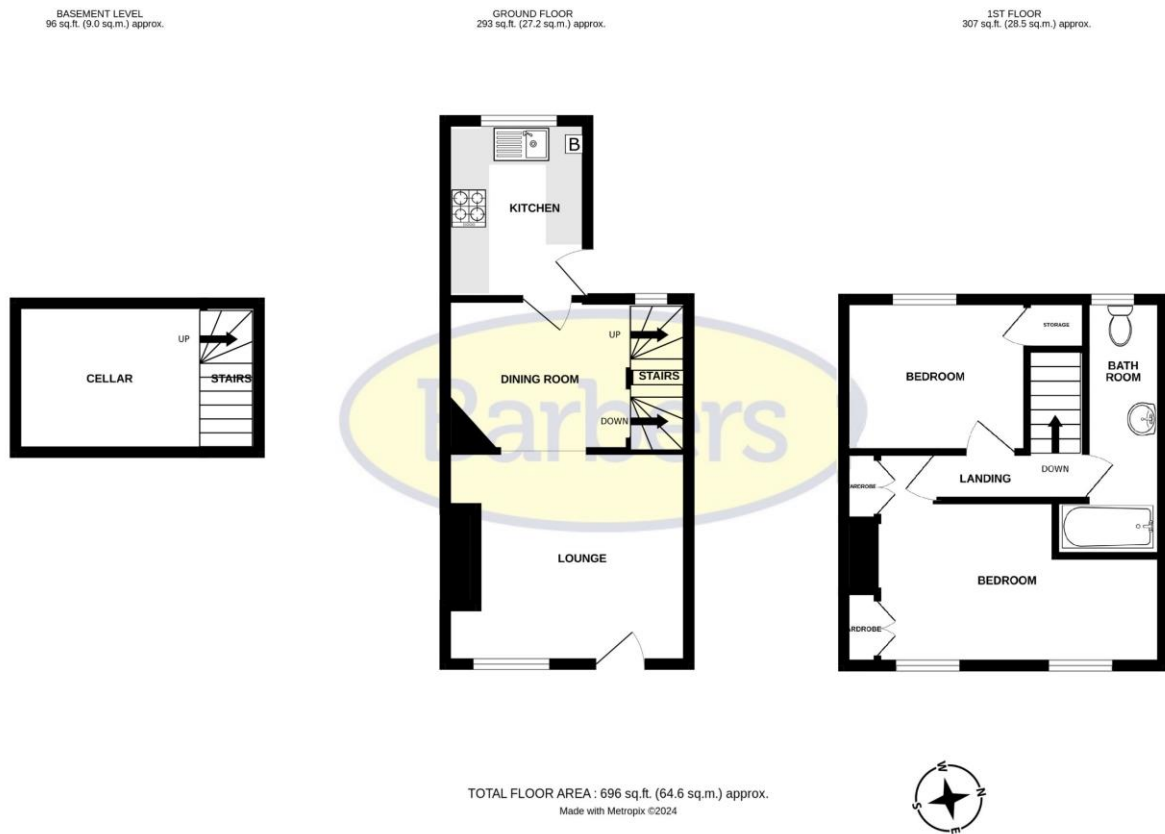
From Madeley Academy, proceed south easterly along the B4373 (Castlefields Way). At the Woodside Roundabout, take the first turn onto Parkway, continuing past the retail park to the left to the traffic lights. Turn left at the traffic lights and the property can be found after a short distance on the left hand side. There is visitor parking available in the small car park adjacent to the medical surgery a little further up the road on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE35888.130624

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.



All measurements quoted are approximate:

CELLAR 9' 8" (12'7" into understairs recess) x 7' 8" (2.95m x 2.34m)

LOUNGE 12' 6" x 11' 0" (3.81m x 3.35m)

DINING ROOM 9' 6" max x 8' 0" max (2.9m x 2.44m)

KITCHEN 9' 2" x 7' 3" (2.79m x 2.21m)

BEDROOM ONE 16' 7" max x 10' 11" max (7'11" average, 5'3" min)
(5.05m x 3.33m)

BEDROOM TWO 9' 4" x 8' 1" (2.84m x 2.46m)

L-SHAPED BATHROOM 11' 10" x 5' 0" max (3'3" min) (3.61m x 1.52m)

GARDEN SUMMERHOUSE BAR 9' 7" x 7' 6" (2.92m x 2.29m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

Barbers

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.