



Helping *you* move



## 54 Birchwood Close, Arleston

This very well presented and neatly maintained four bedroomed home, offers deceptively spacious accommodation throughout and benefits from a garage and low maintenance gardens. Conveniently located for access to the local Market Town of Wellington.

Offers in the Region of  
**£234,950**

# 54 Birchwood Close, Arleston, TF1 2NU.

## Overview

- Link Semi-Detached House
- Generous Lounge / Diner
- Breakfast Kitchen
- Ground Floor Cloakroom
- Master En-Suite Bedroom
- Three Further Double Bedrooms
- Bathroom with Shower over Bath
- Low Maintenance Enclosed Garden
- Gas Central Heating
- uPVC Double Glazing
- Garage and Driveway Parking
- EPC C, Council Tax D



## Location

Situated on a modern development in the established residential locality of Arleston, this property is conveniently placed for access to the market Town of Wellington which offers local shops, Supermarket, Library, Leisure Centre, Bus and Railway Stations. Wellington offers an excellent range of primary, secondary and college education facilities. Junction 6 of the M54 is approximately 1 mile distant and provides excellent commuting access to Telford Town Centre and the West Midlands Conurbation.

## Brief Description

This link semi-detached house has been extremely well maintained since it was built in 2014. The deceptively spacious, well presented accommodation briefly comprises a front door opening into a through hallway with cloakroom/WC off. To the front is a large breakfast kitchen, fitted with a comprehensive range of base and wall mounted cupboards and drawers, with contrasting work surfaces over. There is a single fan assisted oven with four ring induction hob over and space and plumbing provision for both a washing machine and dishwasher as well space for a further under counter appliance and upright fridge freezer. To the rear of the ground floor is the very generous lounge/diner, with French style patio doors opening to the rear garden. Off this room is a large storage cupboard (behind the cloakroom) as well as a further understairs storage cupboard. Stairs from the hallway rise to the first floor landing with useful linen cupboard. The loft hatch features an integral timber loft



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ladder, with the loft being majority boarded and having a light. The master bedroom is equipped with fitted wardrobes to one wall, with two rear aspect windows. The en-suite shower room features a double width shower, close coupled WC and wash basin. The remaining three double bedrooms all share the family bathroom, having a shower over the bath. The largest of these three bedrooms is dual aspect, with fitted wardrobes to one wall and loft hatch access to a second roof space, which is not boarded. Externally, the property has driveway parking for a couple of vehicles, leading to the detached garage. The fully enclosed rear garden has a sunny aspect, being laid mainly to flagged patio and ornamental gravel for ease of maintenance, with borders of mature shrubs and trees affording it privacy.



#### 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. The property is heated via a gas fired central heating system. 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 Wellington town centre, proceed along Bridge / Victoria Road (ring road), turning right into Glebe Street and then right into Mill Bank. At the traffic lights proceed straight over onto the Dawley Road and carry on up the hill taking the first right into John Broad Avenue, then turn left into Churchill Road. Turn first right into Elmwood Road, following the road around two left hand bends. Birchwood Close is the first left turn, and the property will be found after a short distance on the left hand side.

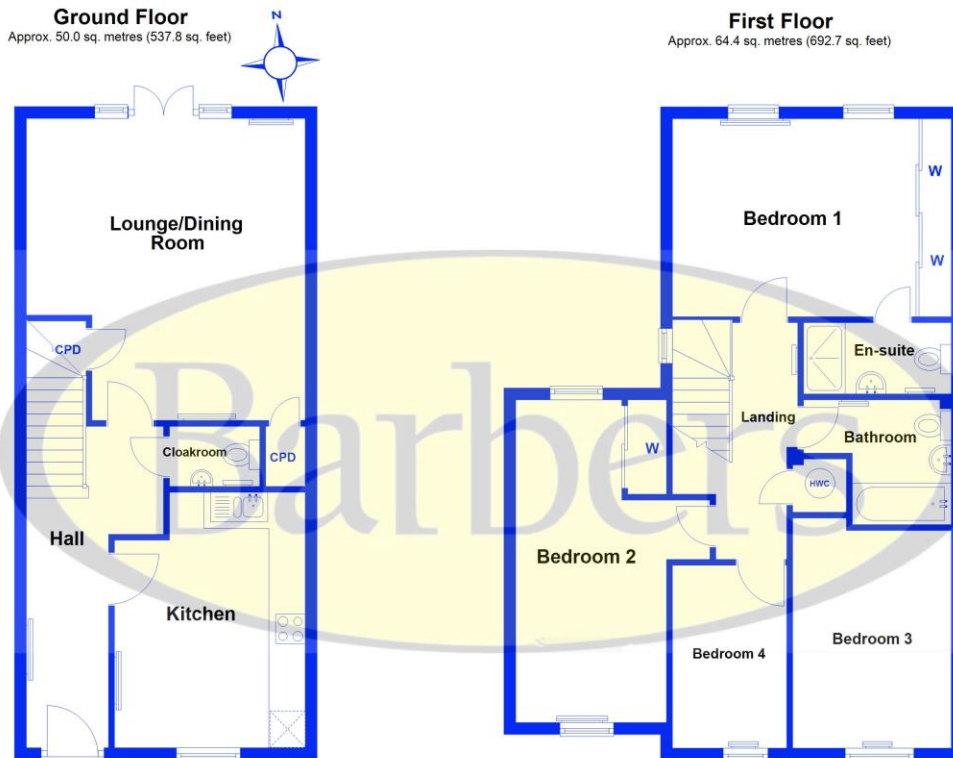
#### METHOD OF SALE

For Sale by Private Treaty.

WE36123.25.07.24

#### 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.



Total area: approx. 114.3 sq. metres (1230.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

54 Birchwood Close, Arleston, Telford

All measurements quoted are approximate:

- BREAKFAST KITCHEN** 13' 11" max x 10' 6" max (4.24m x 3.2m)
- L-SHAPED LOUNGE/DINER** 16' 8" max x 15' 4" max (5.08m x 4.67m)
- CLOAKROOM/WC** 5' 3" x 3' 3" (1.6m x 0.99m)
- MASTER BEDROOM** 13' 4" (to wardrobe fronts) x 10' 8" (4.06m x 3.25m)
- EN-SUITE** 8' 3" x 3' 11" (2.51m x 1.19m)
- BEDROOM TWO** 17' 8" x 8' 4" (5.38m x 2.54m)
- BEDROOM THREE** 12' 2" x 8' 9" (3.71m x 2.67m)
- BEDROOM FOUR** 10' 0" x 6' 5" (3.05m x 1.96m)
- L-SHAPED FAMILY BATHROOM** 6' 11" x 5' 6" min (2.11m x 1.68m)
- GARAGE** 17' 0" x 9' 1" (5.18m x 2.77m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

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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.