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## 54 Smallhill Road, Lawley Village

Offered for sale with No Upward Chain and considered ideal for first time buyers. A two bedroom end of terrace house in a pleasant position on the edge of the estate, benefiting from a garage.

Offers in the Region of

**£192,995**

# 54 Smallhill Road, Lawley Village, Telford, TF4 2FW.

## Overview

- End Terraced House
- No Upward Chain
- Lounge
- Kitchen / Diner
- Two Bedrooms
- Bathroom
- Ground floor Cloaks
- Rear Garden
- Garage, Gas CH, Double Glazing
- EPC C, Council Tax B
- Estate Service Charge payable



## Location

Situated in the established locality of Lawley Village, just a short walk from Smalley Hill Nature Reserve and being served by a range of shops, leisure and Primary Schools 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

Considered ideal for first time buyers, a two bedroom end of terrace house in a pleasant position on the edge of the estate. The ground floor accommodation comprises lounge with stairs to the first floor, and access to the 'inner lobby' which has a useful store cupboard and the guest Cloakroom. From the lobby a door leads into the kitchen/diner, overlooking the rear of the property and provides a range of drawers, base and wall mounted units, integrated oven, hob and extractor, space and provision for under-counter appliances.



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To the first floor there are two bedrooms and a bathroom with white three piece suite.

The accommodation benefits from gas central heating and double glazing.

Externally there is a rear garden with a patio and lawn and rear access gate.

The garage is accessed under an archway and is located on a courtyard to the rear of the property.



#### 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. We are advised that there is currently an annual maintenance charge of £242 per annum payable to Bournville Village Trust management company.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

#### 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)

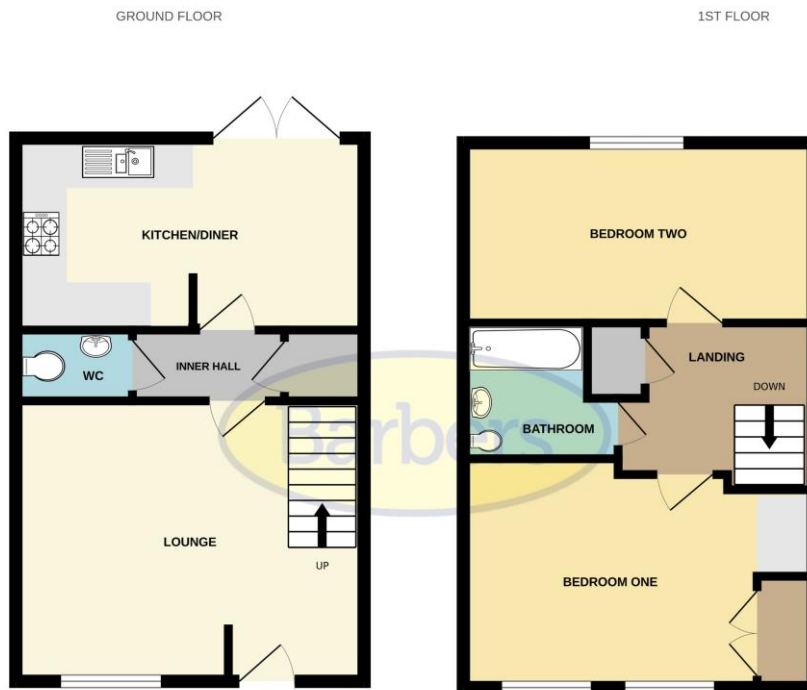
#### DIRECTIONS

From Wellington at the crossroads of Mill Bank, Watling Street, Holyhead Road and Dawley Road (next to the Cock Inn), take the Dawley Road out towards Lawley. Follow this road through Arleston, in to Lawley Village. At Lawley Common roundabout, take the fourth turning on to the A5223 towards Horsehay, after 1/3 mile turn right on to Stainburn Road and right again on to Ashwicke Road, then left on to Smallhill Road, where the property can be found shortly after on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE36117.130824



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All measurements quoted are approximate:

**LOUNGE 12' 5" x 13' 5" (3.78m x 4.09m)**

**WC 3' 6" x 5' 1" (1.07m x 1.55m)**

**KITCHEN 15' 1" x 7' 11" (4.6m x 2.41m)**

**BEDROOM ONE 11' 11" x 10' 2" (3.63m x 3.1m)**

**BEDROOM TWO 15' 2" x 7' 11" (4.62m x 2.41m)**

**BATHROOM 7' 11" x 6' 6" (2.41m x 1.98m)**

**GARAGE 16' 9" x 9' 2" (5.11m x 2.79m)**

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	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](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.