



Helping *you* move



40 Hopkins Heath, Shawbirch

Offered for sale with no upward chain, this Three Bedroom Semi-Detached House is ideal for first time buyers or a young couple. Located in the sought after area of Shawbirch which provides a range of neighbourhood amenities and Primary School.

Offers in the Region of

£190,000

40 Hopkins Heath, Shawbirch, Telford, Shropshire, TF5 0LX

Overview

- Semi-Detached House
- No Upward Chain
- Lounge
- Breakfast Kitchen
- Three Bedrooms
- Bathroom
- Driveway parking
- Good corner plot Garden
- Gas Central Heating
- Double Glazing
- EPC D, Council Tax B



Location

Situated amongst similar style properties on a popular residential estate being convenient for the local primary and secondary education facilities, a GP Surgery, Pharmacy and convenience store are also located within the area. The Market Town of Wellington is approximately two miles distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations.

Brief Description

This Semi-Detached House is offered for sale with no upward chain and is an ideal opportunity for a First Time Buyer or young couple to step onto the property market. Entering through the canopy storm porch into a small reception Hall with stairs to the first floor and door off to the right into the Lounge with useful under stairs storage cupboard, square bow window to the front and door into the Breakfast Kitchen. To the Kitchen area there are a range of drawers and cupboard, complementary working surfaces, space for a free standing oven, space for two under counter appliances, windows and door looking out to the rear garden.



Stairs ascend to the first floor Landing with access to loft space and window to side. There are three Bedrooms, two overlooking the front and one to the rear, and there is a Bathroom with white suite. The property does benefit from gas central heating and double glazing.

Externally there is a driveway providing parking space with adjacent lawned garden to the front and open access to the side of the property which then sweeps around to join the rear garden and the whole provides a generous corner plot.



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 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

DIRECTIONS

From Shawburch Roundabout take the Shawburch Road towards Admaston, travel straight across the first roundabout then take the first right onto the B5063 towards High Ercall. Turn right into Glade Way and then left into Hopkins Heath - follow the road around and take the second cul-de-sac on the right - no.40 will be found in the left hand corner.

METHOD OF SALE

For Sale by Private Treaty.

WE36262.210824

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.



All measurements quoted are approximate:

LOUNGE 13' 9" x 11' 6" (4.19m x 3.51m)

BREAKFAST KITCHEN 14' 9" x 8' 9" (4.5m x 2.67m)

BEDROOM ONE 13' 3" x 8' 5" (4.04m x 2.57m)

BEDROOM TWO 9' 8" x 7' 8" (2.95m x 2.34m)

BEDROOM THREE 7' 9" x 6' 3" (2.36m x 1.91m) max.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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

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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.