



Helping *you* move



## 41 Pool Hill Road, Dawley

A well maintained, extended, three bedroom semi detached house with views over fields to the front elevation and is offered for sale with no upward chain.

Offers in the Region of

**£250,000**

# 41 Pool Hill Road, Dawley, Telford, Shropshire, TF4 3AS.

## Overview

- Semi Detached House
- No Upward Chain
- Lounge, Dining Room
- Kitchen
- Breakfast Room
- Three Bedrooms
- Shower Room
- Gardens
- Garage and Driveway
- Gas CH, Double Glazing
- EPC TBC, Council Tax C



## Location

Situated on the edge of the established residential locality of Dawley, being served by a range of shops, leisure amenities and education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

## Brief Description

This three bedroom Semi Detached house, which has been well maintained by the current owner is offered for sale with no upward chain.

The tarmac driveway with lawn and mature boarders to side, gives access to the Porch, with double glazed front door with panel to side, tiled floor and door to the Hallway, with under stairs storage cupboard and doors to, Lounge, with bay window to front elevation and a fireplace. The Dining Room also has a fireplace and window to rear.

The Breakfast Room has a window to the rear elevation, storage cupboard and opening through to the Kitchen, which is to the rear of the property and comprises of a range of wall and base units inset with stainless steel sink, space and plumbing for washing machine, integral double electric oven, integral hob, internal door to Garage and external door to garden.



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Stairs ascend to the First floor Landing with window to side and doors to bedrooms and the shower room, which has been refitted and has a window to rear and an airing cupboard. There are three Bedrooms, the first Bedroom has window to front elevation and double fitted wardrobes with cupboards Bedroom Two is found to the rear of the property with window, Bedroom three is to the front and also enjoys built in wardrobes.

Outside there is a well-tended, mature garden, a garage with up double opening doors and two windows to the side elevation. The accommodation benefits from gas central heating and double glazing.



#### AGENT NOTE

Please note that land adjoining the property is currently under construction for 36 dwellings. Further information can be found via Telford & Wrekin Planning Portal, Application Number: TWC/2022/0478.

#### 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 C

#### 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

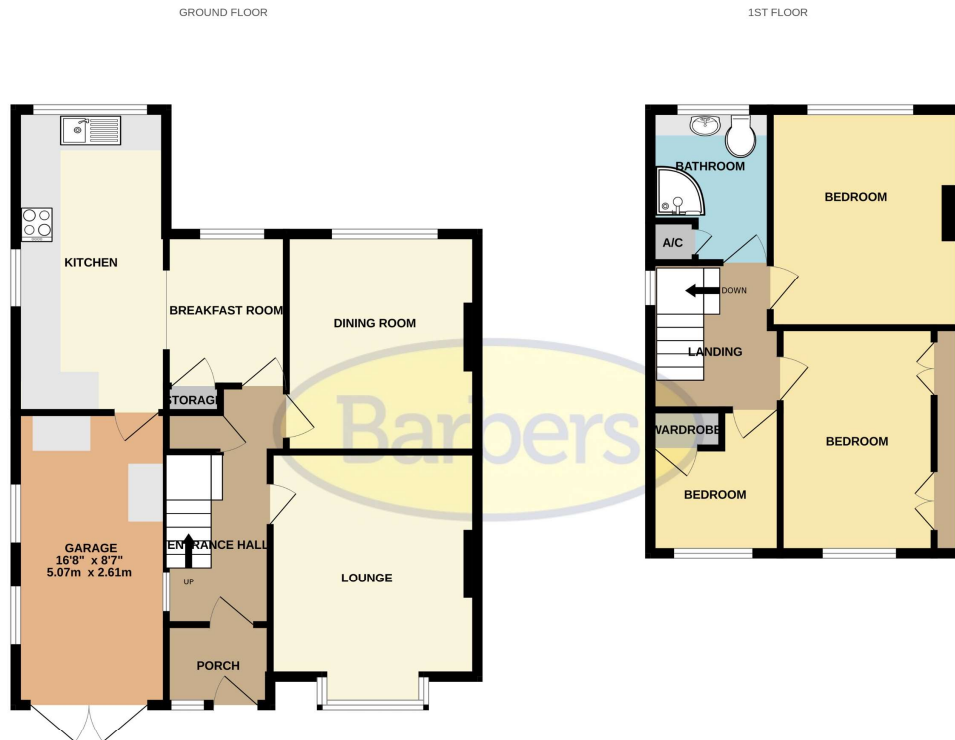
From junction 6 of the M54 proceed through Lawley along the A5223 straight through the traffic lights and at Lawley Common Round about, take the second exit off into Heath Hill. Proceed to the next island, taking the third exit towards Dawley, continue along this road, taking the second turning on the right into Doseley Road, Turn next Right into Pool Hill Road, where the property will be located a little further up on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE36490/040924

**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:

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**PORCH** 5' 2" x 4' 7" (1.57m x 1.4m)

**LOUNGE** 14' 8" x 11' 9" (4.47m x 3.58m)

**DINING ROOM** 11' 9" x 10' 9" (3.58m x 3.28m)

**BREAKFAST ROOM** 8' 1" x 6' 8" (2.46m x 2.03m)

**KITCHEN** 17' 3" x 8' (5.26m x 2.44m)

**BEDROOM ONE** 11' 9" x 9' 6" (3.58m x 2.9m)

**BEDROOM TWO** 11' 9" x 10' 9" (3.58m x 3.28m)

**BEDROOM THREE** 8' 1" x 8' 1" (2.46m x 2.46m)

**BATHROOM** 7' 7" x 6' 7" (2.31m x 2.01m)

**GARAGE** 16' 8" x 8' 6" (5.08m x 2.59m)

EPC

## 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.