



Helping *you* move



45 Mercia Drive, Leegomery

Available with No Upward Chain this One Bedroom Quarter House provides smartly presented accommodation throughout, on a larger than average plot, set back from the road, with allocated parking and close to the neighbourhood shops and Primary Education facilities.

Offers over
£145,000

45 Mercia Drive, Leegomery, Telford, TF1 6YH.

Overview

- Quarter House
- No Upward Chain
- Lounge / Diner
- Fitted Kitchen
- Large Double Bedroom
- Modern Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Allocated Parking
- Front and Side Gardens
- Freehold
- EPC C, Council Tax B



Location

Situated on a cul-de-sac in this popular residential locality of Leegomery, the property is served by a range of neighbourhood facilities, including local shops and Primary School. An excellent road network links the property to the traditional market Town of Wellington and modern leisure and shopping facilities of Telford Town Centre

Brief Description

This single bedroomed quarter house is generously proportioned, sitting on a larger than average plot with garden to both front and side and allocated parking spaces.

Entered from a porch to the front of the property (with space for coats etc) the main L-shaped lounge / diner is of a good size, having plenty of space for both relaxed sofa seating and a dining table. With front aspect window and sliding patio doors to the side, this room is a particularly bright and inviting space. Off the lounge / diner is the fitted kitchen, featuring a range of pale wood effect fronted units, with space for under counter fridge and plumbing provision for a washing machine. There is also space for a free standing gas / electric cooker and a front aspect window.



Spiral stairs ascend from the Lounge / diner up to the first floor Landing. The double bedroom stretches the full depth of the property and is dual aspect, with fitted double wardrobes and a further airing cupboard (housing the gas combi boiler). A modern bathroom with three piece white suite has an electric shower over the bath. This house has been redecorated throughout, with new carpets and blinds and is ready for someone to move straight into. It also benefits from gas central heating and uPVC double glazing.

Externally, there are two allocated parking spaces in the car park to the side of the quarter houses, a front garden set behind a low wall and a good sized fenced garden to the side where there is a covered area outside the patio doors to enjoy the garden in all weathers.



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 A

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 the Princess Royal roundabout in Wellington take the exit onto Granger Drive, at the mini roundabout take the 2nd exit proceeding along Grainger Drive - take the first right into Mercia Drive and then third left, where the car parking spaces can be found at the end. Number 45 can be found by walking along the footpath from the car parking area to the main Mercia Drive, marked by our for sale board.

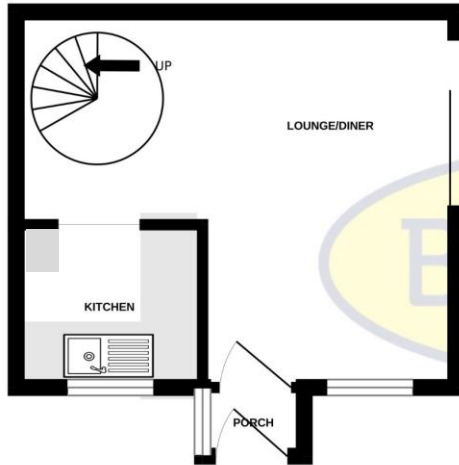
METHOD OF SALE

For Sale by Private Treaty.

WE36582.200924

ML 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.

GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR
201 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.1 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

L-SHAPED LOUNGE/DINER 15' 8" max (8' 9" min) x 13' 0" max (6' 9" min) (4.78m x 3.96m)

KITCHEN 6' 6" x 5' 3" (1.98m x 1.6m)

BEDROOM 13' 0" x 7' 10" (3.96m x 2.39m)

BATHROOM 5' 9" min (7' 6" max) x 5' 5" (1.75m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 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

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Email: 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.