



Helping *you* move



## 8 Chapel Row, Horton

Available with No Upward Chain this Two Bedroom Mid-Terrace Cottage provides well presented accommodation throughout, with private driveway parking nearby, in this popular semi-rural village.

Offers in the Region of

**£170,000**

# 8 Chapel Row, Horton, Telford, Shropshire TF6 6DP.

## Overview

- Mid Terraced Cottage
- No Upward Chain
- Front aspect Lounge
- Fitted Kitchen / Diner
- Conservatory
- Large Double Bedroom
- Single bedroom with access to Loft
- Shower Room
- Gas Central Heating
- uPVC Double Glazing
- Driveway parking close by
- Enclosed Rear Garden
- Freehold, EPC D, Council Tax A



## Location

Horton is a small village, close to the larger village of Preston-on-the-Weald-Moors, with its primary school and church, and just a few miles distant from the market town of Wellington to the west, Telford to the east and Newport to the north-east. The village itself has a popular gastro-pub and is ideally located for rural walks. The property, whilst rurally located, is ideally situated, just a few miles from the A442 and links to the motorways.

## Brief Description

This well presented two bedroomed mid terraced cottage benefits from private driveway parking for two vehicles, located at the end of the terrace.

Entered from the front, the lounge is a bright space with a feature fireplace, currently housing an electric fire. This room flows into the kitchen diner, which has a range of fitted base and wall mounted cupboards and drawers with contrasting worktops over and complementary tiles. There is space for a free standing fridge freezer and under counter space and plumbing provision for a washing machine and dishwasher. There is also space for an electric range style cooker in the chimney alcove. Off the kitchen/diner is a large conservatory, providing plenty of space to enjoy views of the garden all year round. Stairs from the lounge rise to the first floor landing.



The principal bedroom stretches the full width of the property with two rear aspect windows having views over the garden. To the front is a shower room with corner shower, close coupled WC and wash hand basin set into a vanity unit. Adjacent to the shower room is the second bedroom, which houses the wall mounted gas combination boiler. A space saving staircase rises to the loft, which benefits from two velux style windows and which has previously been used as an office space (no Building Regs).

Externally, there is a small courtyard style garden to the front, and a gate which provides access to both the front door and the passageway leading to the rear garden. The rear garden itself is fully enclosed with a flagged patio area adjacent to the property, timber shed and raised lawn with established borders.



#### 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/>. Please note that there are no Building Regulations for the loft conversion.

#### 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

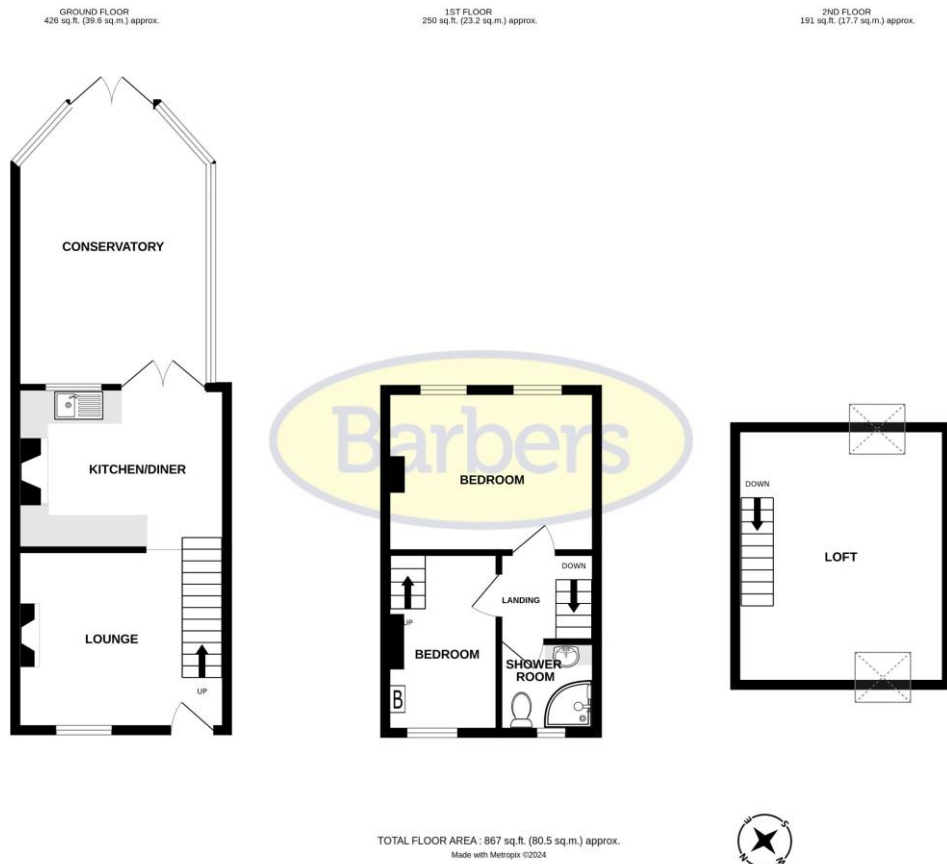
From the Princess Royal roundabout in Wellington take the exit onto Granger Drive, at the mini roundabout turn left into Pool Farm Avenue, then at the next mini roundabout, turn left into Leegate Avenue. At the roundabout, take the second exit towards Horton, following the road for just over a mile, where the property can be found on the right hand side, marked by our for sale board.

#### METHOD OF SALE

For Sale by Private Treaty.

WE36615.210924

**ML 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 12' 6" max x 10' 8" (3.81m x 3.25m)

KITCHEN/DINER 12' 7" x 9' 8" (3.84m x 2.95m)

CONSERVATORY 16' 9" max x 11' 7" (5.11m x 3.53m)

MAIN BEDROOM 12' 7" x 9' 7" (3.84m x 2.92m)

SECOND BEDROOM 10' 9" x 6' 9" max (3.28m x 2.06m)

SHOWER ROOM 5' 1" x 5' 4" (1.55m x 1.63m)

LOFT 15' 11" with sloped ceilings x 11' 2" (4.85m x 3.4m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 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.