



Helping *you* move



## 6 Quail Gate, Shawbirch

This nicely presented four Bedroom Detached House enjoys a corner plot position and is conveniently located for the local education facilities and neighbourhood amenities.

Offers in the Region of

**£320,000**

# 6 Quail Gate, Shawbirch, Telford, TF1 3QE.

## Overview

- Detached House
- Corner Plot Position
- Lounge, Dining Room
- Conservatory, Cloaks
- Kitchen and Utility Room
- Master Bedroom with En-Suite
- Three further Bedrooms
- Bathroom
- Garage and Driveway Parking
- Front and Rear Gardens
- Council Tax D. EPC tbc



## 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 available as neighbourhood amenities and access into the Dothill Nature Reserve is also close to hand. 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 nicely presented Detached House enjoys a corner plot position to the front and is entered into a small entrance Hall with stairs to the first floor and door into the Lounge with a walk-in bay window to the front and waving window on the side, attractive feature fireplace with gas fire and archway opening into the Dining Room with French doors opening into the Conservatory with delightful views over the rear garden. A door from the Dining Room opens into the fitted Kitchen which is fitted with a white range of base cupboards, drawers and wall mounted units, complementary working surfaces, low level oven with four ring gas hob over and extractor above; space for an upright fridge / freezer, under stairs storage cupboard and door into the Utility Room, matching from the Kitchen and space and provision for automatic washing machine and dishwasher; door and window to outside and door into the Cloakroom with two piece suite.



The Bedrooms are accessed off the Landing which provides access to loft space and a cupboard. The Master Bedroom looks over the front with mirrored sliding door wardrobe and door into the En-suite Shower Room with a modern white three piece suite. The Bathroom has a modern white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmac driveway with gravelled area to the side and shrub borders to the edge. There is an integral single garage. A side pedestrian gate leads into the rear garden with paved patio area, lawned garden and well maintained established shrub 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 D.

#### 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.

#### 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 Shawburch roundabout take the exit onto Shawburch Road and at the next roundabout (The Woolpack) turn left into Tee Lake Boulevard. Follow the road around and take the first right into Quail Gate and the property will be found on the right hand side just before the next junction.

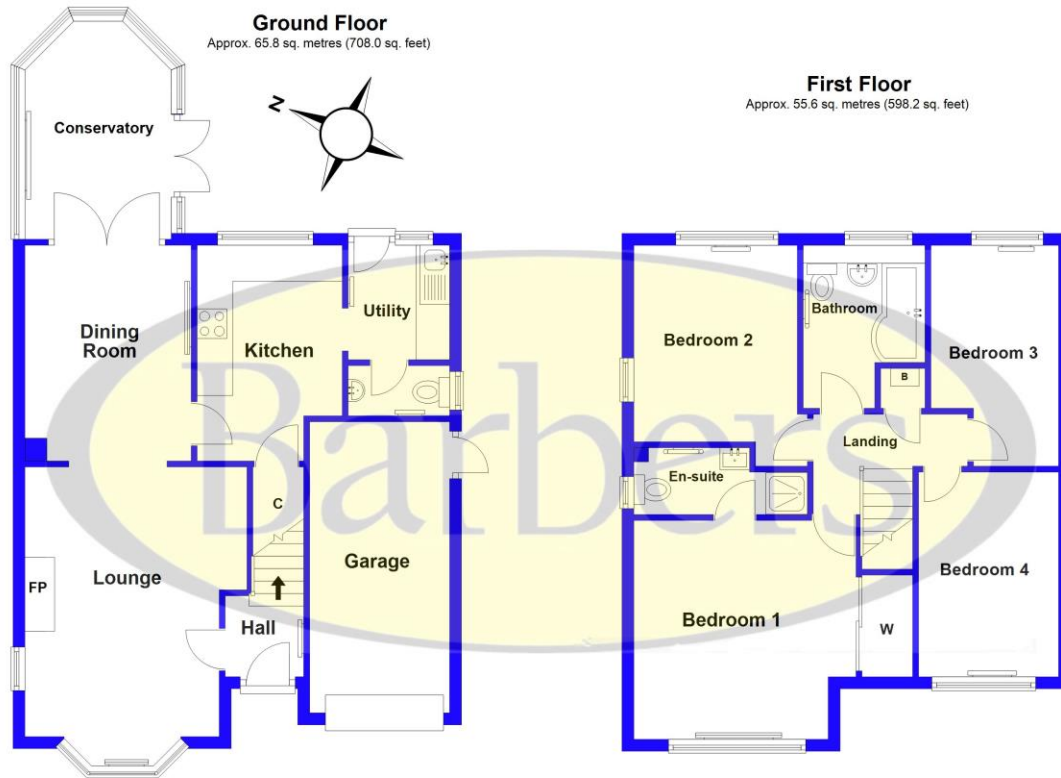
#### METHOD OF SALE

For Sale by Private Treaty.

WE32234.151122

#### 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.



Total area: approx. 121.3 sq. metres (1306.2 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software  
Plan produced using PlanUp.

**6 Quail Gate, Shawburch, Telford**

All measurements quoted are approximate:

**LOUNGE** 12' 1" x 14' 11" (3.68m x 4.55m)

**DINING ROOM** 11' 11" x 9' 2" (3.63m x 2.79m)

**CONSERVATORY** 12' 3" x 8' 6" (3.73m x 2.59m)

**KITCHEN** 11' 8" x 7' 9" (3.56m x 2.36m)

**UTILITY ROOM** 5' 7" x 2' 7" (1.7m x 0.79m)

**CLOAKROOM** 5' 7" x 2' 10" (1.7m x 0.86m)

**BEDROOM ONE** 12' 1" x 11' 7" (3.68m x 3.53m)

**EN-SUITE** 3' 8" x 9' 0" (1.12m x 2.74m)

**BEDROOM TWO** 10' 7" x 9' 1" (3.23m x 2.77m)

**BEDROOM THREE** 11' 0" x 8' 0" (3.35m x 2.44m)

**BEDROOM FOUR** 12' 3" x 7' 1" (3.73m x 2.16m)

**BATHROOM** 14' 1" x 6' 10" (4.29m x 2.08m) max.

**GARAGE** 16' 10" x 7' 10" (5.13m x 2.39m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

## 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.