



Helping *you* move



92 Dawley Road, Arleston

A two bedroom Semi-Detached House, located in a popular residential area. The property is considered ideal for first time buyers.

Offers in the Region of

£150,000

92 Dawley Road, Wellington, Telford, TF1 2JL.

Overview

- Semi-Detached House
- Lounge and Conservatory
- Fitted Kitchen
- Bathroom
- Two Bedrooms
- Front & Rear Gardens
- Driveway Parking
- Gas Central Heating
- Council Tax B
- EPC Rating C



Location

Situated in the established residential locality of Arleston being conveniently placed for access to the market Town of Wellington which offers local shops, Supermarket, Library, Leisure Centre, Bus and Railway Stations. Wellington offers an excellent range of primary, secondary and college education facilities. Junction 6 of the M54 is approximately 1 mile distant and provides excellent commuting access to Telford Town Centre and the West Midlands Conurbation.

Brief Description

A two bedroom semi detached house located in a popular residential area.

The property comprises entrance hall, a fitted kitchen with a range of wall and base units. There is a lounge with door through to the conservatory at the rear.



Your **Local** Property Experts
01952 221 200



The stairs from the hall ascend to the first floor where there are two bedrooms and shower room having shower cubicle, WC and wash hand basin.

Externally there is a driveway to the front of the property and there is an enclosed low maintenance patio area to the rear. The property benefits from gas central heating.



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.

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 Wellington proceed around Bridge / Victoria Road (ring road) and turn right into Glebe Street and then right into Mill Bank. At the traffic lights proceed straight over onto the Dawley Road and carry on up the hill taking the second right into Bayley Road and then immediately right into Dawley Road where the property will be found a short way along on your left hand side.

METHOD OF SALE

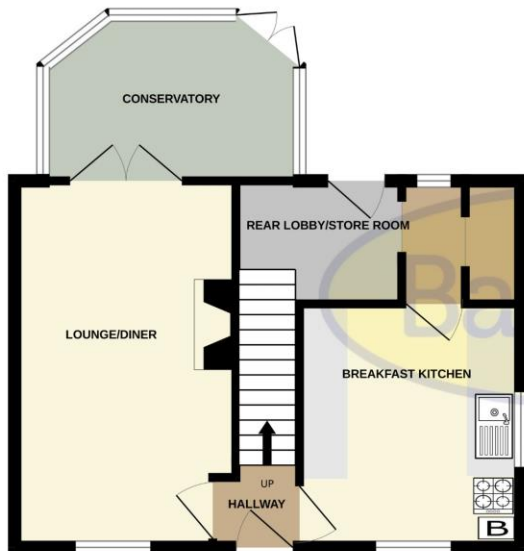
For Sale by Private Treaty.

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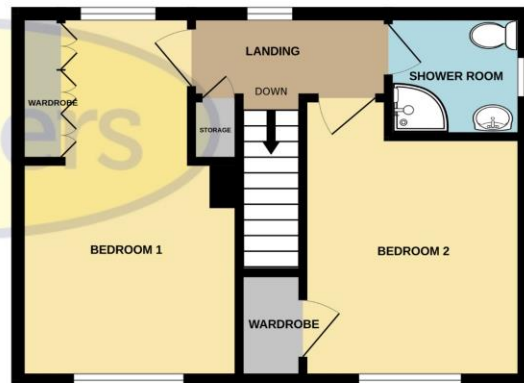
AML REGULATIONS

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.

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE 16' 2" x 9' 9" (4.93m x 2.97m)

KITCHEN 10' 9" x 9' 9" (3.28m x 2.97m)

CONSERVATORY 19' 7" x 17' 4" (5.97m x 5.28m) max.

BEDROOM ONE 16' 2" x 9' 9" (4.93m x 2.97m) max.

BEDROOM TWO 10' 6" x 9' 6" (3.2m x 2.9m) excluding wardrobes

SHOWER ROOM 6' 2" x 5' 5" (1.88m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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.