



Helping *you* move



6 Harrison Gardens, Dawley Road, Arleston

This very well presented and neatly maintained two Bedroom Detached Bungalow offers deceptively spacious accommodation throughout and benefits from a Garage and low maintenance gardens. Conveniently located for access to the local Market Town of Wellington.

Offers in the Region of
£235,000

6 Harrison Gardens, Dawley Road, Arleston, TF1 2HH.

Overview

- Detached Bungalow and Garage
- Lounge
- Kitchen / Diner
- Utility Room
- Shower Room
- Two Bedrooms
- Low Maintenance Gardens
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC tbc Council Tax B



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

This Detached Bungalow has been extremely well maintained over the years to provide deceptively spacious, neatly maintained accommodation throughout. The property is approached through a recessed Porch with door to the Entrance Hall having useful storage cupboard off. Both Bedrooms are found to the front of the property and Bedroom One provides a useful built-in sliding door wardrobe. The Shower Room has a white three piece suite with window on the side.

To the rear is the Lounge with an attractive fireplace and surround with electric fire, glazed French doors with side panels overlook the rear garden. A door leads into the Kitchen Diner which offers a range of drawers, base and wall mounted units with complementary working surfaces and inset sink unit; freestanding electric cooker and under counter fridge, window to the rear and door to Utility. An archway leads into the Dining area.



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The Utility Room has a further range of matching base and wall mounted units along with a freezer and washing machine; internal door to the Garage and external door to the patio.

Externally, the property is approached over a block paved driveway and leads to the attached garage with electric door. The front garden is of a low maintenance design with gravel borders and paved approach to the property. The rear garden is also of a low maintenance design with paved patio area, retained gravel areas and steps up to further patio areas and retained bark border.



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 right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE33783.260723

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.

Floor plan to appear here

All measurements quoted are approximate:

EPC Graph Here

LOUNGE 18' 8" x 12' 3" (5.69m x 3.73m)

KITCHEN / DINER 18' 8" x 9' 4" (5.69m x 2.84m)

UTILITY ROOM 9' 6" x 8' 3" (2.9m x 2.51m)

BEDROOM ONE 14' 5" x 9' 4" (4.39m x 2.84m)

BEDROOM TWO 10' 1" x 8' 2" (3.07m x 2.49m)

SHOWER ROOM 8' 2" x 6' 0" (2.49m x 1.83m)

GARAGE 17' 4" x 8' 5" (5.28m x 2.57m)

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

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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.