



Helping *you* move



28 Warwick Way, Leegomery

This well presented Four Bedroom Detached House and Garage is located in a popular residential area, convenient for a range of neighbourhood amenities and education facilities.

Offers Over
£300,000

28 Warwick Way, Leegomery, Telford, TF1 6JZ.

Overview

- Well presented Detached House
- Lounge, Dining Room
- Attractive Breakfast Kitchen
- Conservatory
- Master Bedroom with En-suite
- Three further Bedrooms
- Principal Bathroom
- Garage and Driveway
- Attractive Gardens
- Gas CH, Double Glazing
- EPC D. Council Tax Band D.



Location

The property is served by the local centre facilities available at Leegomery, approx. 1 mile distant, including a convenience store with Greggs, Chemist and Fish & Chip Shop. Primary education facilities can be found in Leegomery or at Hadley Learning Community which offers education facilities right through to senior education facilities. There are a variety of local walks available within the area and two Grade II Listed Locks are being restored within Hadley Park on the Shrewsbury Canal Line. The Princess Royal Hospital is approx. 1.5 miles distant. The traditional town of Wellington is 2.5 miles away and Telford Town Centre with its modern range of shopping and leisure facilities is some 5 miles away.

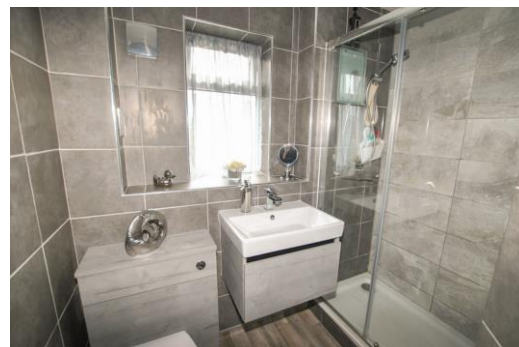
Brief Description

Entered via a recessed storm porch, the through hall features a decorative tiled floor with guest cloaks/WC off. The front aspect lounge has a large bay window with a living flame coal effect gas fire set into an Adams style fireplace surround. LVT flooring provides a hard-wearing, yet warm finish to the floor. Double doors open into the dining room, with sliding patio doors opening to the spacious P-shaped conservatory beyond. The breakfast kitchen is fitted with a range of cherry effect units of base and wall mounted cupboards and drawers, with contrasting work surfaces and breakfast bar. There is a mid-level integrated double oven and inset five ring gas hob with space and plumbing provision for dishwasher. Space for upright fridge freezer.



Stairs from the hallway rise to the first floor landing, giving access to all bedrooms and family bathroom. The principal bedroom enjoys a front aspect and benefits from built in wardrobes to two walls and a recently refitted contemporary en-suite shower room. The remaining three bedrooms all have useful built-in storage wardrobes. The family bathroom is fitted with a white three piece suite and finished with half height wall tiling.

Outside, the property benefits from off road parking for two vehicles, complementing an integral garage, which has a courtesy door to the main property hallway and has plumbing provision for a washing machine. The wall mounted gas boiler is convenient located here, alongside the consumer unit etc. The southerly facing garden to the rear is fully enclosed, with a large ornamental stone seating area to one side, neatly shaped lawns and well stocked borders of shrubs and perennials.



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

DIRECTIONS

From Wellington proceed along the A5223 and at Shawbirch Roundabout turn right onto the A442 and carry on along this road until Leegomery Roundabout and take the third exit into Okehampton Road and at the roundabout proceed straight over into Warwick Way and take the first right over a private driveway serving neighbouring properties.

METHOD OF SALE

For Sale by Private Treaty.

WE32835.180323

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.



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All measurements quoted are approximate:

- LOUNGE** 16' 4" x 13' 8" (4.98m x 4.17m) max. into bay
- DINING ROOM** 9' 9" x 9' 8" (2.97m x 2.95m)
- BREAKFAST KITCHEN** 15' 2" x 9' 7" (4.62m x 2.92m) max. measurements, L shaped
- CONSERVATORY** 16' 2" x 9' 9" (4.93m x 2.97m) max. measurements
- CLOAKROOM** 5' 2" x 2' 9" (1.57m x 0.84m)
- BEDROOM ONE** 12' 2" x 11' 3" (3.71m x 3.43m) plus bay
- EN-SUITE** 6' 2" x 7' 0" (1.88m x 2.13m) max. into shower cubicle
- BEDROOM TWO** 10' 4" x 8' 6" (3.15m x 2.59m)
- BEDROOM THREE** 7' 6" x 6' 9" (2.29m x 2.06m) plus door recess
- BEDROOM FOUR** 7' 8" x 6' 9" (2.34m x 2.06m)
- BATHROOM** 6' 0" x 6' 0" (1.83m x 1.83m) max.
- GARAGE** 16' 6" x 7' 8" (5.03m x 2.34m)

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

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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.