



Helping *you* move



2 Coppice Drive, Wrockwardine Wood

Slightly elevated from the road, this well maintained Two Bedroom Bungalow has generous living accommodation throughout and delightful manicured gardens to the front and rear.

Offers in the Region of

£283,000

2 Coppice Drive, Wrockwardine Wood, Telford, TF2 7BP

Overview

- Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen / Diner
- Conservatory
- Garden Room
- Shower Room
- Lovely, established gardens
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC D Council Tax C



Location

Situated in the established residential locality of Wrockwardine Wood being served by a variety of local shops, a leisure centre and local Primary and Secondary Schools. A modern road network connects the property to all parts of Telford and the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This attractive Detached Bungalow is approached over steps through the garden, or from the gently sloping driveway and into the Entrance Porch – with door opening into the Entrance Hall which has two useful storage cupboards. The Lounge overlooks the front garden and has a brick fireplace with display plinths and corner TV area. Bedroom One is off to the left and also looks over the front; good range of built-in wardrobes and bedroom furniture. Bedroom Two is found to the rear and has sliding patio doors opening into the Conservatory which overlooks the delightful rear garden.

The Kitchen / Diner has a good range of drawers, base and wall mounted units, complementary working surfaces, oven, hob and extractor over, fridge / freezer, window and door to the rear.



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From the Kitchen, a door gives access into the Garden Room which again offers delightful views over the garden and has an internal door into the attached Garage with up-and-over door to the front along with a useful single door. The bungalow benefits from gas central heating, double glazing, new carpets and freshly painted.

Externally, there is a sloping driveway providing parking and leading up to the Garage. Established shrub borders, lawned area, artificial lawn, gravelled area and a stepped pathway rising up through the garden to the entrance door. The attractive rear garden has a patio area, well stocked shrub borders and lawned garden. There is also a Greenhouse and Garden Shed.



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 the centre of St. Georges proceed down Gower Street to the roundabout and carry on into Moss Road - turn right into Coppice Drive and the property will be the second one along on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE33843.040823

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



Made with Memphis 02023

All measurements quoted are approximate:

PORCH 6' 0" x 5' 4" (1.83m x 1.63m)

LOUNGE 14' 8" x 11' 9" (4.47m x 3.58m)

KITCHEN / DINER 11' 9" x 11' 9" (3.58m x 3.58m)

CONSERVATORY 9' 1" x 8' 4" (2.77m x 2.54m)

GARDEN ROOM 14' 2" x 6' 3" (4.32m x 1.91m)

BATHROOM 6' 7" x 5' 4" (2.01m x 1.63m)

BEDROOM ONE 12' 6" x 10' 4" (3.81m x 3.15m)

BEDROOM TWO 10' 6" x 9' 9" (3.2m x 2.97m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.