



3 Wall Close, Lawley Village

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**3 Wall Close, Lawley Village, Telford, TF4 2GR.**

**£425,000**



**This tastefully presented Five Bedroom Detached House provides spacious accommodation throughout, ideal for the growing family. Along with three reception rooms the property benefits from a Garage and driveway parking.**

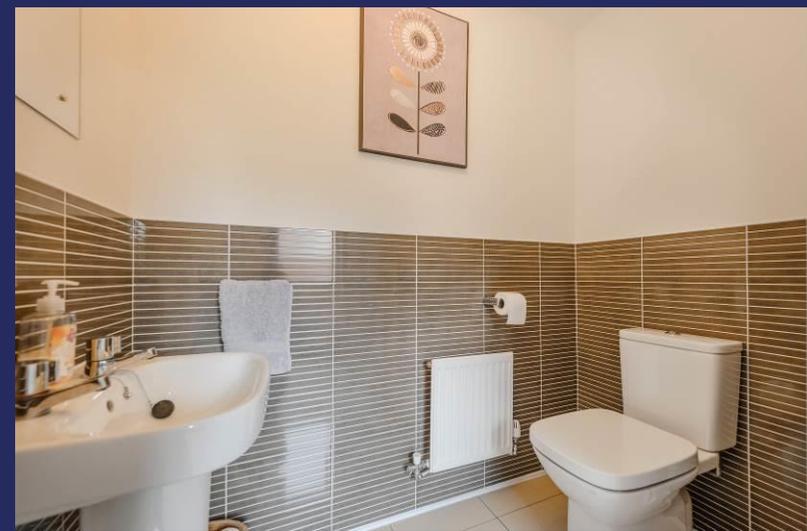
- **Beautiful Three Storey, Double Fronted Detached House**
- **Lounge, Dining Room, Study**
- **Attractive open plan Kitchen / Breakfast Room**
- **Utility Room, Cloakroom**
- **Principal Bedroom with En-suite**
- **Four further Bedrooms, Bath / Wet room, Shower Room**
- **Garage and Driveway Parking, Gas CH, Double Glazing**
- **Attractive Rear Garden**



### Brief Description

This beautiful double fronted Detached House has tastefully presented accommodation, decorated in neutral tones throughout. From the Entrance Hall, off to the left is the Study with a walk-in bay window to the front. Off to the right is the Lounge, again with a walk-in bay window and double doors opening through to the Dining Room with a window on the side and French doors opening to the rear garden. A door opens into the Breakfast Kitchen - another light and airy room with French doors to the Breakfast area and window to the Kitchen, return door to the hall - the Kitchen has a good range of drawers, base and wall mounted units with complementary working surfaces, inset sink unit with water filter, integrated dishwasher, double oven with hob and extractor over.

Off the Kitchen, a door provides access into the Utility with working surface, base cupboard and provision for two appliances, door providing external side access and further door opening into the Cloakroom with modern two piece suite. From the Hall, stairs ascend to the first floor Landing where you will find two cupboards.





The Principal Bedroom overlooks the rear garden and has two sets of built-in double wardrobes along with a door opening into the En-suite Shower Room with three piece suite. On this first floor there are two additional Bedrooms and a refitted Bath / Wet Room with modern four piece suite.

A further staircase ascends to the second floor Landing with Two Bedrooms, both having dormer windows into the eaves and roof lights. There is a Shower Room with white three piece suite. The accommodation benefits from gas central heating and double glazing. Externally, the property benefits from a single driveway leading to the single Garage. Attractive wrought iron fence with hedging and slate to the front; access to the side of the Garage into the rear garden which is made up of a lawned garden, patio and decked areas and a decorative slate area.



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## LOCATION

Situated on a modern estate amongst similar styled properties, in the established locality of Lawley Village which is served by a plethora of shops and amenities in the nearby Lawley Centre. There are two Primary Schools available in Telford Town Centre is approximately 3 miles distant and offers an excellent range of shopping and leisure facilities.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## 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.

## DIRECTIONS

From Wellington proceed along Dawley Road up into Lawley Village - as the road levels out at the top of the hill, opposite the white Church turn left into Smithy Way. Take the first left into Duddell Street and then first left again into Wall Close where the property will be found on the left hand side.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band F.

## VIEWING

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**LOUNGE** 15' 0" x 12' 1" (4.57m x 3.68m)

**DINING ROOM** 13' 4" x 9' 6" (4.06m x 2.9m)

**STUDY** 9' 7" x 8' 6" (2.92m x 2.59m)

## KITCHEN/BREAKFAST ROOM

**KITCHEN AREA** 10' 6" x 10' 1" (3.2m x 3.07m)

**BREAKFAST AREA** 15' 2" x 9' 0" (4.62m x 2.74m)

**UTILITY ROOM** 6' 2" x 6' 0" (1.88m x 1.83m)

**CLOAKROOM** 6' 0" x 3' 3" (1.83m x 0.99m)

**BEDROOM ONE** 12' 7" x 12' 4" (3.84m x 3.76m)

**EN-SUITE** 7' 4" x 5' 3" (2.24m x 1.6m)

**BEDROOM TWO** 16' 3" x 10' 0" (4.95m x 3.05m) max. measurements

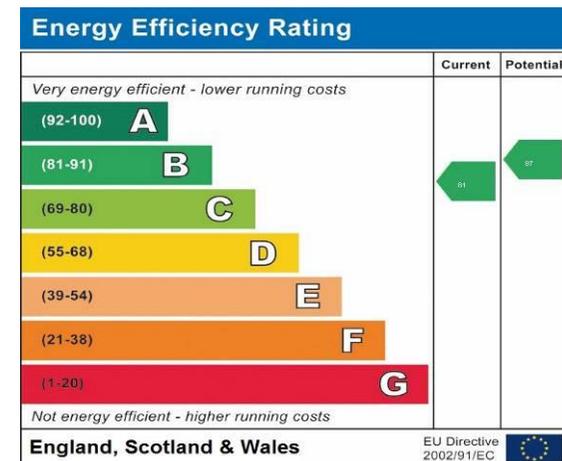
**BEDROOM THREE** 12' 4" x 9' 5" (3.76m x 2.87m)

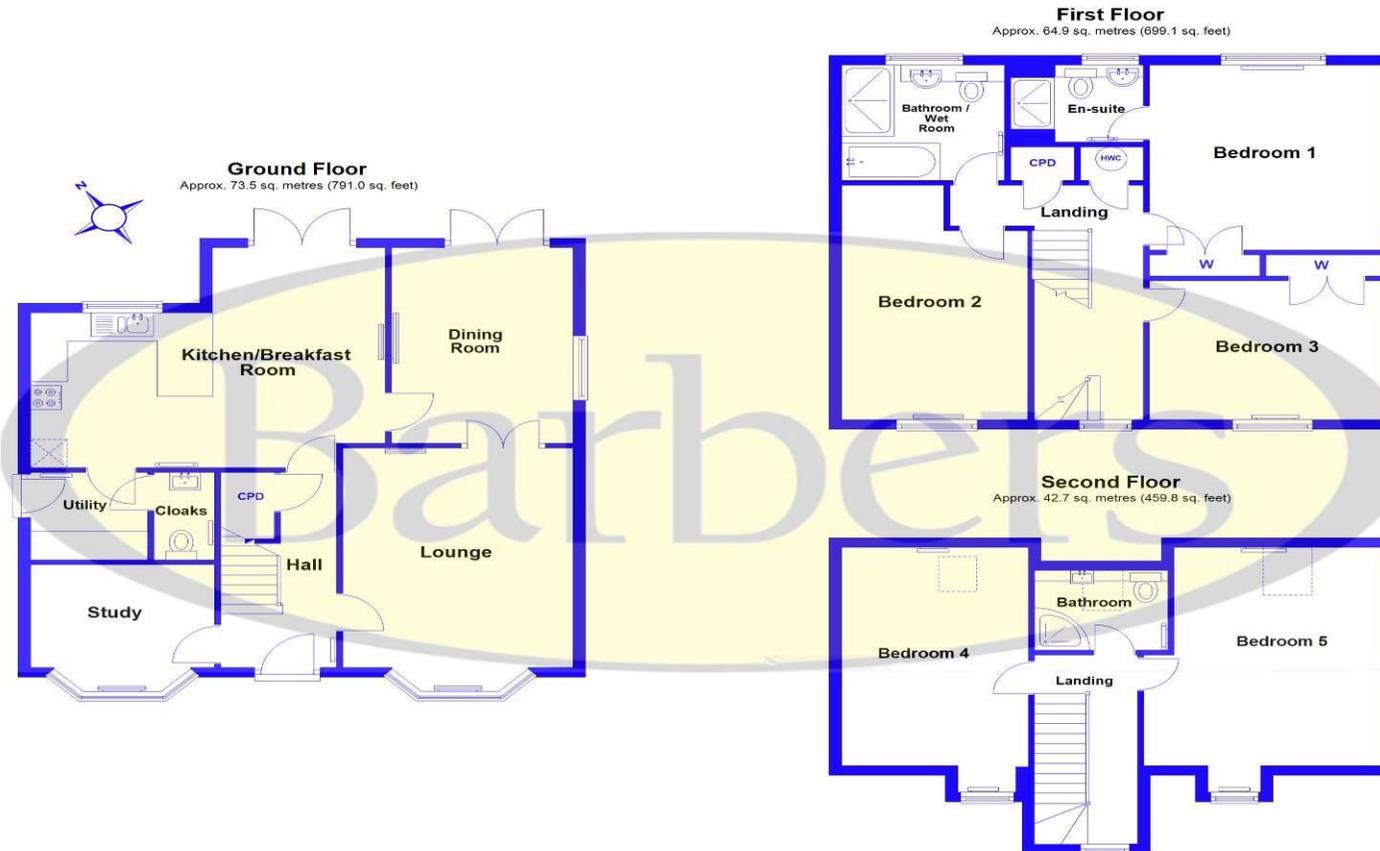
**BATHROOM** 8' 6" x 7' 9" (2.59m x 2.36m)

**BEDROOM FOUR** 15' 0" x 10' 0" (4.57m x 3.05m) max. into eaves

**BEDROOM FIVE** 15' 0" x 12' 6" (4.57m x 3.81m) max. into eaves

**SHOWER ROOM** 7' 4" x 5' 5" (2.24m x 1.65m)





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

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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 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.



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