



Helping *you* move



## 25 Chesterfield Road, Dawley

Offered for sale with no upward chain, this Semi-Detached House provides Three Bedrooms, Lounge, Conservatory, Kitchen and Utility. Conveniently located for the local Town of Dawley along with education and leisure facilities.

Offers in the Region of

**£175,000**



# 25 Chesterfield Road, Dawley, Telford, TF4 2DJ.

## Overview

- Semi-Detached House
- No Upward Chain
- Lounge
- Conservatory
- Kitchen
- Utility Room, Toilet
- Three Bedrooms
- Shower Room & Toilet
- Tiered Rear Gardens
- Driveway, Garage to rear
- Gas CH, Double Glazing
- EPC D, Council Tax B



## Location

Situated in the established residential locality of Dawley being served by a range of shops in the District Centre along with a range of education facilities from Primary through to Secondary at The Langley School. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

## Brief Description

This semi-detached House is offered for sale with no upward chain - entering the property into an enclosed Porch with door into the Hall which provides stairs to the first floor and door off to the left into the Lounge - this has a window to the front and tiled fireplace (gas fire is not in working order). Sliding patio doors lead into the Conservatory which has views over the tiered rear garden. The Kitchen has a dual aspect to the rear and side - a range of drawers, base and wall mounted units with working surfaces and sink unit; there is space for a cooker, washer and upright fridge; open under stairs area, ideal for a pantry / storage. A door opens into the Utility with window and door on the side aspect, work surface with space and provision for a washing machine; door opening into the down stairs cloaks with two piece suite.





Stairs ascend to the first floor Landing with useful cupboard and window to rear. Bedrooms One and Two both overlook the front, while Bedroom Three is on the rear. The shower room has a white two piece suite; separate toilet.

Externally, the property is approached over a sloping driveway with adjacent steps up to the Porch. A side gate leads into the generous rear garden - set out in tiers with a patio area, artificial lawn and retained border, steps up to the second tier, again with a patio area and retained borders and then at the top tier you will find a decked patio and rear gate out to the communal parking area where the Garage can be accessed - this also has a pedestrian door into the garden.



#### 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

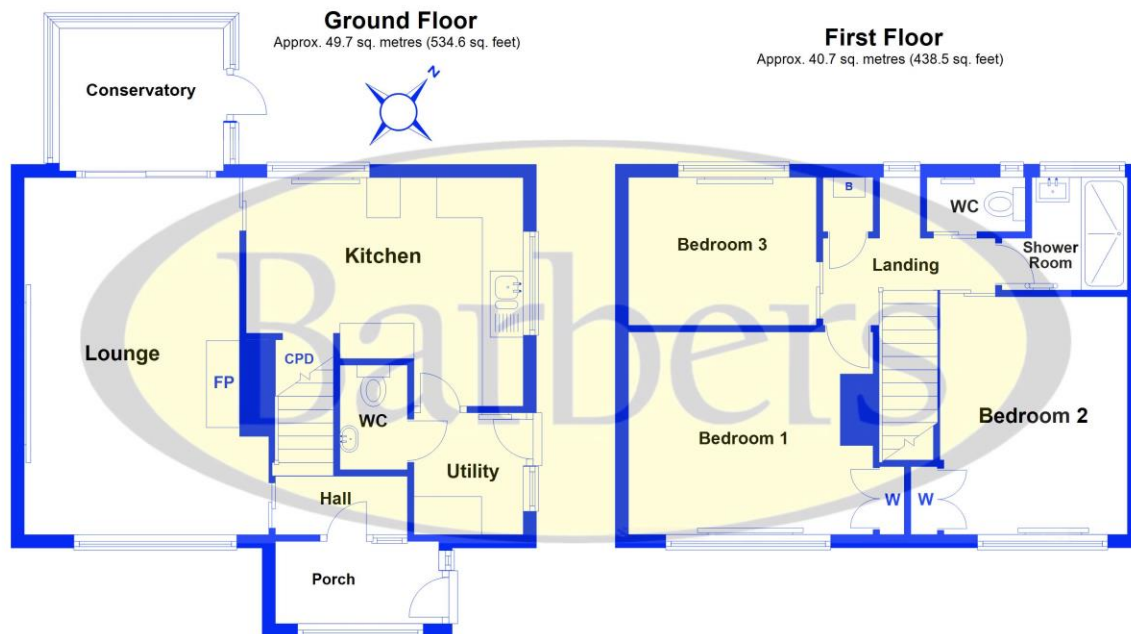
From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the first left into Dawley Green Way to Dawley Bank Roundabout and take the third exit into Church Road. Take the third right into Mount Road and then take the second right into Eyton Road - follow this along, straight over at the roundabout and then third left into Chesterfield Road.

#### METHOD OF SALE

For Sale by Private Treaty.

WE35971.101024

**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.



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

25 Chesterfield Road, Dawley, Telford

All measurements quoted are approximate:

LOUNGE 17' 9" x 11' 8" (5.41m x 3.56m)

CONSERVATORY 8' 1" x 6' 9" (2.46m x 2.06m)

KITCHEN 13' 5" x 11' 4" (4.09m x 3.45m) max.

UTILITY ROOM 6' 1" x 5' 8" (1.85m x 1.73m)

TOILET 5' 0" x 2' 6" (1.52m x 0.76m)

BEDROOM ONE 12' 2" x 10' 2" (3.71m x 3.1m)

BEDROOM TWO 11' 8" x 9' 3" (3.56m x 2.82m)

BEDROOM THREE 9' 3" x 7' 4" (2.82m x 2.24m)

SHOWER ROOM 5' 6" x 4' 8" (1.68m x 1.42m)

TOILET 4' 9" x 2' 4" (1.45m x 0.71m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

## 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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto: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.