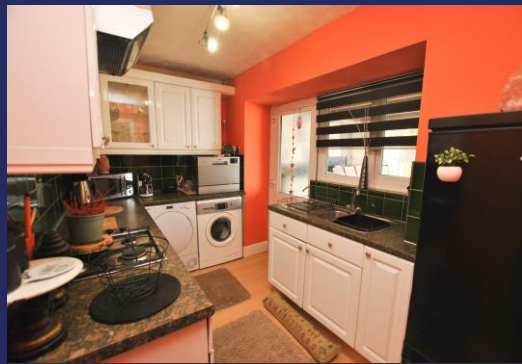




Helping *you* move



4a Shepherds Fold, Dawley Bank

Offered for sale with no upward chain, an opportunity to purchase a two Bedroom End Terraced House, ideal for Investors or First Time Buyers. Conveniently located for the neighbourhood amenities of Dawley Bank.

Offers in the Region of

£184,999

4a Shepherds Fold, Dawley Bank, Telford, TF4 2JQ.

Overview

- End Terraced House
- No Upward Chain
- Nicely presented
- Lounge
- Dining Room with Inglenook
- Fitted Kitchen
- Bathroom
- Driveway parking
- Front Garden
- Gas CH, Double Glazing
- EPC C, Council Tax A



Location

The property sits in an elevated position with views over the modern area of Lawley and to the Wrekin in the distance. There is a local Co-Op Shop and Public House within easy access and nearby Lawley provides Primary Education facilities along with a range of shops and a Morrisons. Telford Town Centre with its modern shopping and leisure facilities, Bus and Railway Stations and M54 motorway access is approximately 2 miles distant.

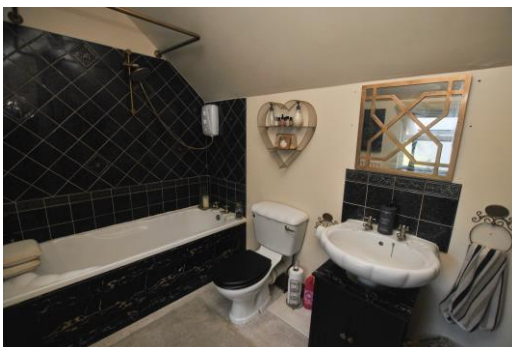
Brief Description

An opportunity to purchase a quirky Terraced House offering deceptively spacious accommodation throughout. Formerly being one large property which was split many years ago to form three Houses, joined from the front to the rear - 4a is the front section of the original property. Entering at the side into an Entrance Porch which then leads into a small reception Hall - the Lounge is located to the front, L shaped and has a window overlooking the front garden. The Dining Room is located off to the left with a window overlooking the side, feature Inglenook fireplace (gas stove does not work), under stairs cupboard and door into the Kitchen.



The Kitchen has been fitted with a range of drawers, base and wall mounted units with complementary working surfaces, space for fridge freezer, integral oven and hob, sink unit with window looking to the garden and door providing access to the covered patio section. Stairs ascend to the small Landing where a Bathroom is immediately in front of you with a white three piece suite, airing cupboard and window towards the rear. There are Two double Bedrooms, one overlooking the front with a range of fitted wardrobes and the second with a window to the side.

The property benefits from gas central heating and double glazing. There is vehicular parking space to the very front of the garden plot with gate providing access into the front garden with pathway, lawned area, open patio and covered patio.



TENURE

The property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. The property currently has a long standing tenant of 15 years in situ, and a landlord purchaser would be considered, however, vacant possession may be given upon completion.

LOCAL AUTHORITY

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

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

DIRECTIONS

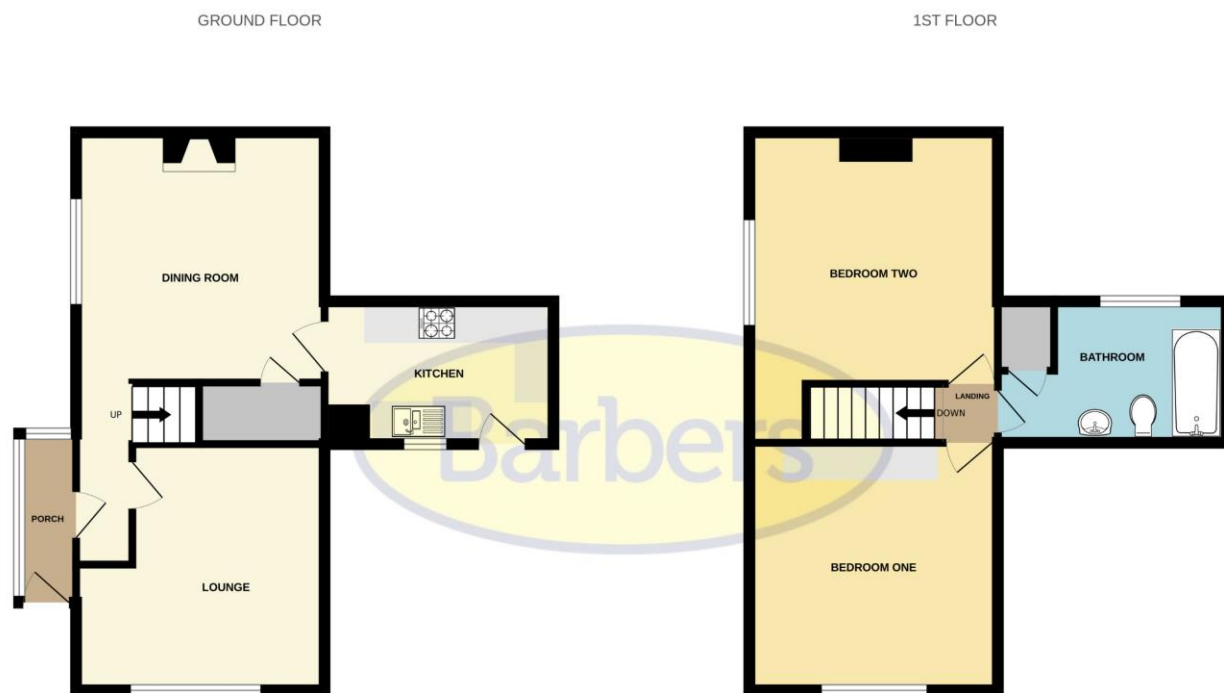
From Junction 6 off the M54 proceed along the A5223 Lawley Drive towards Lawley and at the large cross roads turn left and carry straight on and then turn second right at the traffic lights into Hunters Rise. Take the second left into Station Road and follow this to the very top and turn left into Milners Lane - the property will be found a short way along on the right, just past the Bulls Head public inn.

METHOD OF SALE

For Sale by Private Treaty.

WE36328.130325

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 12' 8" x 11' 5" (3.86m x 3.48m) max.

DINING ROOM 11' 9" x 11' 8" (3.58m x 3.56m)

KITCHEN 11' 4" x 7' 1" (3.45m x 2.16m)

BATHROOM 8' 5" x 7' 0" (2.57m x 2.13m) plus door recess in addition

BEDROOM ONE 13' 0" x 12' 7" (3.96m x 3.84m)

BEDROOM TWO 12' 4" x 12' 4" (3.76m x 3.76m) plus recess in addition

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Tel: 01952 221 200

Email: 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.