



Helping *you* move



11 Highfield, Lawley Village

This well presented Mid Terraced House is available with spacious Three Bedroom accommodation. Convenient for the local neighbourhood shop and Lawley Primary School.

Offers in the Region of

£235,000

11 Highfield, Lawley Village, Telford, TF4 2PN

Overview

- Mid Terraced House
- Well presented throughout
- Lounge
- Conservatory, Cloakroom
- Breakfast Kitchen
- Three Bedrooms
- Bathroom and Toilet
- Rear Garden
- Driveway Parking
- Gas CH, Double Glazing
- EPC D, Council Tax B



Location

Situated in the established locality of Lawley Village being immediately served by a corner shop and Lawley Primary School. A plethora of shops etc. are available in the modern centre of Lawley, approximately 1 mile distant. Telford Town Centre is approximately 3 miles distant and offers an excellent range of shopping and leisure facilities.

Brief Description

A mid terraced House with stylishly, well presented accommodation throughout. Entering into the Hall with stairs to the first floor and door off to the left into the Lounge which has a dual aspect to the front with a window and French door to the rear opening into the Conservatory which provides views over the rear garden. A door from the Lounge leads into the spacious Breakfast Kitchen which has an attractive range of units and drawers with integrated dishwasher, oven, hob and extractor, fridge / freezer and provision for a washing machine; under stairs cupboard, window and door to the rear garden, small window to the front and door into the Cloakroom with two piece suite.



Stairs ascend to the first floor Landing with spacious airing cupboard housing the boiler, window to rear and doors off to the first floor accommodation. Bedrooms One and Two are located overlooking the front and both have a built-in stair-head cupboard. Bedroom Three is located to the rear. The Bathroom has a two piece suite and separate toilet. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a concrete printed driveway / frontage. The rear garden is made up of a paved patio extending to the side and leading to the bottom decked patio, lawned garden area and good sized 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 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

DIRECTIONS

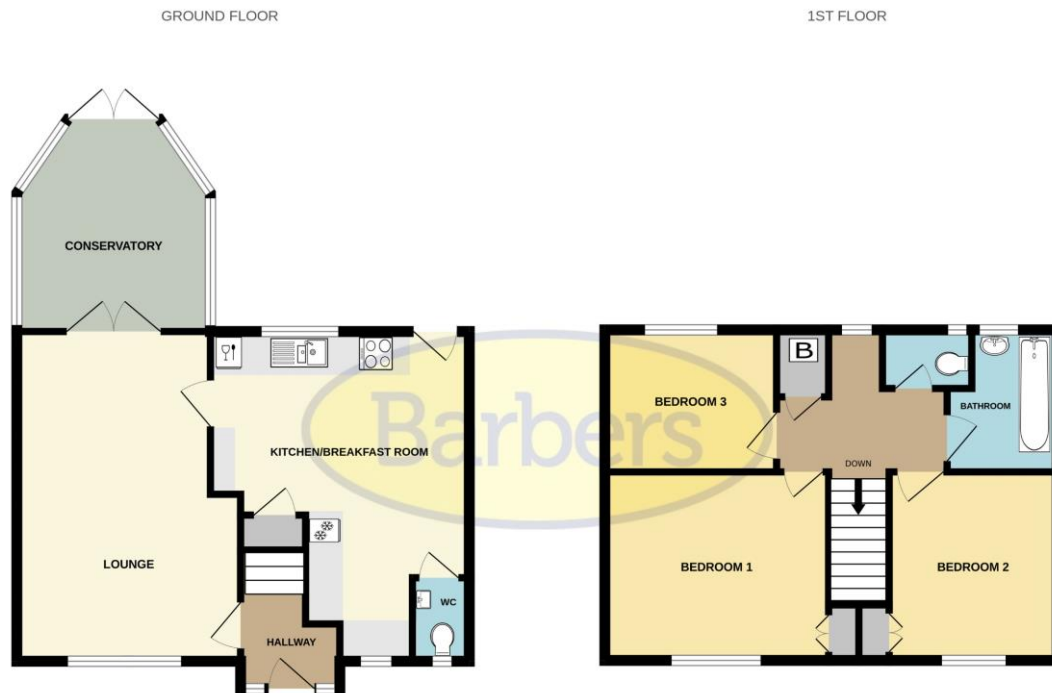
From Wellington proceed along Dawley Road, continue along Dawley Road turning left onto The Meadows and then the second left into Highfield - the property will be found on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37293.130225

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 17' 9" x 10' 4" (5.41m x 3.15m) min.

CONSERVATORY 11' 8" x 10' 1" (3.56m x 3.07m)

BREAKFAST KITCHEN 14' 5" x 14' 0" (4.39m x 4.27m) max. measurements

CLOAKROOM 6' 10" x 3' 0" (2.08m x 0.91m)

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

BEDROOM TWO 12' 0" x 9' 1" (3.66m x 2.77m)

BEDROOM THREE 9' 2" x 7' 4" (2.79m x 2.24m)

BATHROOM 6' 0" x 5' 5" (1.83m x 1.65m) max.

TOILET 4' 9" x 2' 6" (1.45m x 0.76m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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



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.