



Helping *you* move



5 Tweedale Wharf, Madeley

A well presented, spacious Detached House with Three Bedrooms, Garage and Driveway Parking. Convenient for a range of shopping, leisure and education amenities within Madeley.

Offers in the Region of

£255,000

5 Tweedale Wharf, Madeley, Telford, TF7 4EW.

Overview

- Detached House
- Lounge
- Kitchen / Diner
- Utility / Cloaks
- Conservatory
- Main Bedroom with En-suite
- Two further Bedrooms
- Bathroom
- Garage, Driveway, Garden
- Gas CH, Double Glazing
- EPC C, Council Tax C



Location

Situated in the established residential locality of Madeley being served by a range of shops and leisure facilities. Primary and Secondary education facilities are within 1 mile. The UNESCO World Heritage site of Ironbridge Gorge is approximately 1.5 miles distant. An excellent road network links the property to all parts of the Telford area including the modern range of shopping and leisure facilities at Telford Town Centre.

Brief Description

A Detached House with well presented accommodation throughout.

Entering into the Reception Hall with stairs to the first floor and door off to the right into the Lounge with window to the fore, glazed double doors opening into the Kitchen / Diner which has a range of drawers, base and wall mounted units, space and provision for cooker, dishwasher and fridge / freezer; French doors from the Dining Area, window and door looking into the Conservatory which overlooks the rear garden. From the Kitchen a further door opens into the Utility / Cloaks with provision for a washing machine and tumble dryer over, low level wc and wash hand basin



Stairs ascend to the first floor Landing with airing cupboard and access to loft space. Bedroom One overlooks the front and has two built-in wardrobe cupboards, door into the En-suite with white three piece suite. There are two further Bedrooms, both overlooking the rear garden. Principal Bathroom with three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmacadam driveway with adjacent block paviour area. Side access gate leads into the rear garden which is made up of paved, gravelled, decking and lawned garden; additional access to the other side of the property, ideal for a shed etc.



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 C

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 Telford town centre, proceed along the A442 Queensway in a southerly direction and take the exit signposted Madeley along the Brockton Way. Take a left turn to the Halesfield roundabout and take the fourth exit under the flyover. At the Cuckoo Oak roundabout, take the second exit onto Kemberton Road and turn right into Prince Street and then into Tweedale Wharf where the property will be found a short way along on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37391.140225

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 FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE 13' 9" x 12' 8" (4.19m x 3.86m) max.

KITCHEN / DINER 18' 6" x 8' 5" (5.64m x 2.57m)

CONSERVATORY 11' 3" x 8' 9" (3.43m x 2.67m)

UTILITY TOILET 7' 9" x 2' 8" (2.36m x 0.81m)

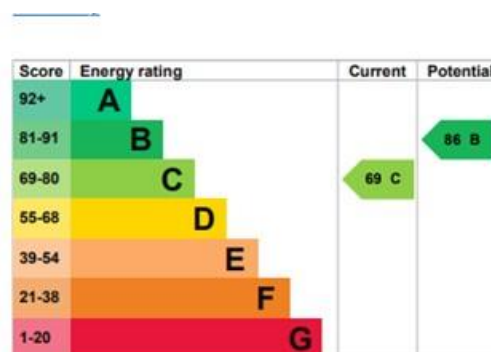
BEDROOM ONE 10' 7" x 9' 9" (3.23m x 2.97m) min.

EN-SUITE 8' 5" x 5' 1" (2.57m x 1.55m)

BEDROOM TWO 14' 6" x 8' 5" (4.42m x 2.57m)

BEDROOM THREE 11' 7" x 6' 4" (3.53m x 1.93m)

BATHROOM 6' 2" x 5' 4" (1.88m x 1.63m)



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

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Email: wellington@barbers-online.co.uk

Barbers

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.