



Helping *you* move



6 Bloomfield Crescent, Doseley

This extremely well presented Top Floor Apartment offers modern, spacious, two bedroomed accommodation in this quiet Village style location which is convenient for a range of local neighbourhood amenities and education facilities.

Offers in the Region of

£172,500

6 Bloomfield Crescent, Doseley, Telford, TF4 3FL

Overview

- Top Floor Apartment
- Smartly presented throughout
- Open Plan Living / Dining / Kitchen
- Main Bedroom with En-suite
- Second Bedroom
- Principal Bathroom
- One allocated parking space
- Gas Central Heating
- Double Glazing
- EPC B, Council Tax A, Leasehold
- Ground rent / Service Charge payable



Location

The property is situated within Doseley which provides a semi-rural environment with the convenience of local amenities within Telford. A range of primary and secondary education facilities are a short distance from Doseley. 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. The UNESCO World Heritage site of Ironbridge Gorge with its many shops and attractions is a short distance away.

Brief Description

This very well presented Top Floor Apartment (second floor) is approached through a secure communal entrance door with intercom entry system, which opens into the communal hall with stairs ascending through the first floor and on to the second floor communal hall. An entrance door gives access into the apartment's through hall with two excellent sized storage cupboards and a hatch into the loft space. Off to the far left is the open plan living / dining / kitchen space, a dual aspect bright and airy room with plenty of natural light from a window and French doors with Juliet style balcony. To the kitchen area, there is a comprehensive range of high gloss fronted drawers, base and wall mounted units, complementary working surfaces and integral fridge / freezer, washer / dryer, dishwasher, oven, hob and extractor.



Bedroom One has plenty of natural light from two windows, with the benefit of a wardrobe recess with hanging rails and curtained access. The en-suite shower room is fitted with a modern three piece white suite, also having a side aspect window. There is a second double bedroom served by the principal bathroom, again fitted with a modern white three piece suite. The apartment benefits from gas central heating and double glazing.

Externally, the property has pedestrian access to both sides leading into the communal car parking area where there is one allocated parking space, further visitor parking area and a covered bin store. Vehicular access into the communal parking area is from Cullis Drive.



TENURE

We are advised that the property is Leasehold, having 995 years remaining, and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion. We have been advised that the current combined service charge / ground rent is currently £1,752 per annum (currently paid as £146 pcm) and is payable to Ground Solutions Management Company.

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 Horsehay. Continuing straight through traffic lights until you reach the roundabout and proceed straight over, on the A5223, towards Horsehay and Ironbridge. Proceeding up the hill and down to a small roundabout and take the second exit into Bridge Road then turn immediately right and carry on to the roundabout and take the left turn into Woodhouse Lane - follow this road, running into Frame Lane and St Lukes Road - turn right into Griffiths Avenue and take the second left into Cullis Drive, first right into Bloomfield Crescent and the apartment block is immediately on your left.

METHOD OF SALE

For Sale by Private Treaty.

Ref: WE37491.040325

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.

540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 sq.m.) approx.
Made with Metropix ©2023

All measurements quoted are approximate:

LOUNGE AREA 11' 8" x 11' 0" (3.56m x 3.35m)

KITCHEN AREA 10' 1" x 6' 2" (3.07m x 1.88m)

BEDROOM ONE 11' 6" x 9' 9" (3.51m x 2.97m)

EN-SUITE 7' 2" x 4' 4" (2.18m x 1.32m) plus door recess area

BEDROOM TWO 10' 0" x 8' 4" (3.05m x 2.54m)

BATHROOM 6' 9" x 6' 2" (2.06m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	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

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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.