



Helping *you* move



87 Webb Crescent, Dawley

A spacious three-bedroom semi detached house located in this popular established location, offering beautifully presented accommodation that has been improved throughout.

Offers In The Region of

£195,000

87 Webb Crescent, Dawley, Telford, TF4 3DX

Overview

- Semi Detached House
- Three Bedrooms
- Hall, Lounge
- Kitchen, Rear Hall
- Bathroom, WC
- Spacious Landscaped Garden
- Driveway, Workshop
- Gas Central Heating
- Double Glazing
- EPC C, Council Tax A



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 including the nearby Captain Webb Primary School, Linden Centre Secondary and The Telford 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

A spacious three-bedroom semi detached house located in this popular established location, offering beautifully presented accommodation that has been improved throughout.

The property is of non-standard construction, which we believe to be Wimpey No Fines – buyers are advised to make their own investigations to confirm this and to check with their mortgage advisors regarding their ability to obtain a mortgage on this property, prior to arranging a viewing.

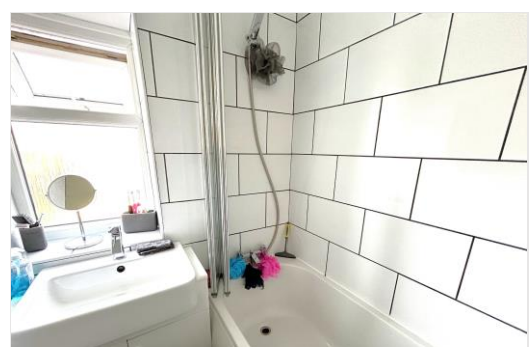
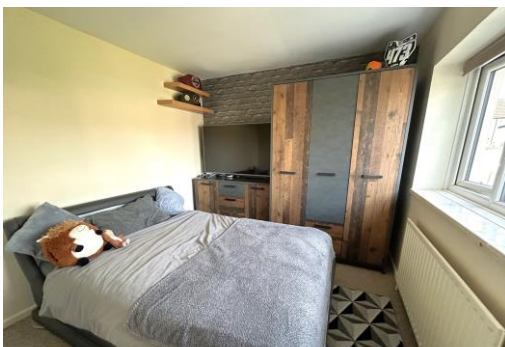
Upon entering the property there is a hallway, leading to a spacious lounge with a dual aspect. The breakfast kitchen offers a range of base and wall units, with door through to a rear lobby which provides storage space and door out to the side of the property.



To the first floor there are three bedrooms, the main bedroom benefiting from built in wardrobes. The bathroom has a bath with shower attachment and wash hand basin, with a separate WC.

Externally there is a spacious block paved driveway, providing off street parking. To the side of the property is a useful covered lean to that runs the length of the property to the rear. The property benefits from gas central heating and double glazed windows.

The rear garden is a particular feature of this property having been recently landscaped, to include a wonderful large patio area edged by raised boards and decked area, with useful workshop (formerly the garage). To the rear of the garden is a fantastic sized lawn.



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 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

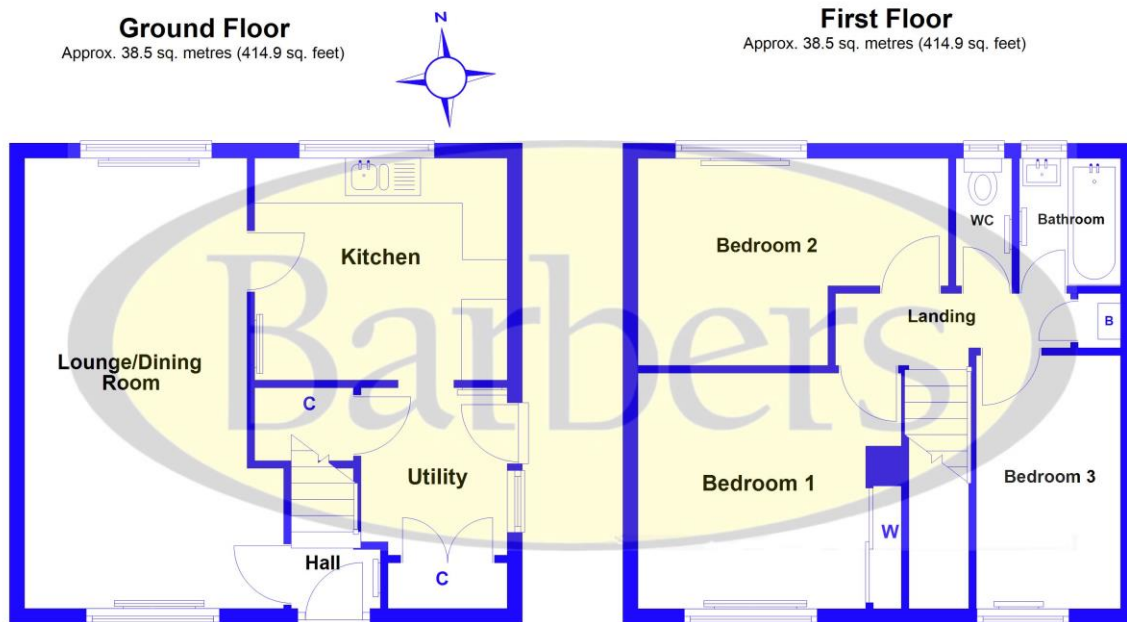
From Heath Hill Roundabout take the third exit onto Springhill Road and at the crossroad traffic lights turn right into New Road and then first right into Webb Crescent, then turning left on to Manor Road and then immediately right back on to Webb Crescent where the property can be found on the right hand side shortly before the school.

METHOD OF SALE

For Sale by Private Treaty.

WE37511 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.



Total area: approx. 77.1 sq. metres (829.7 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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87 Webb Crescent, Dawley, Telford

All measurements quoted are approximate:

LOUNGE 19' 7" x 11' 5" (5.97m x 3.48m) max.

KITCHEN 11' 0" x 9' 8" (3.35m x 2.95m)

REAR LOBBY 6' 4" x 9' 11" (1.93m x 3.02m) max.

BEDROOM ONE 10' 3" x 11' 8" (3.12m x 3.56m) max.

BEDROOM TWO 9' 1" x 13' 9" (2.77m x 4.19m) max

BEDROOM THREE 6' 4" x 10' 11" (1.93m x 3.33m)

WC 2' 4" x 5' 6" (0.71m x 1.68m)

BATHROOM 5' 6" x 4' 9" (1.68m x 1.45m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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

Tel: 01952 221 200

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.