



Helping *you* move



## 16 Manor Gardens, Dawley

This is an extended and spacious semi-detached house, offering three bedrooms, fitted kitchen and generous bathroom, set on a larger than average plot, conveniently situated for a range of local facilities and schools.

Offers in the Region of

**£198,000**



# 16 Manor Gardens, Dawley, Telford, TF4 3LS

## Overview

- NO UPWARD CHAIN
- Semi-Detached House
- Lounge and Dining Room
- Extended Fitted Kitchen
- Three Bedrooms
- Spacious Bathroom
- Garage and Driveway Parking
- Established, Generous Gardens
- Gas Central Heating
- Double Glazing
- Freehold, EPC D, Council Tax B



## 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 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

Located within a desirable residential area close to local amenities this attractive semi detached property is available with no upward chain. The property is access via a canopied front entrance door to through hallway with tiled floor and useful understairs storage cupboard. To the right is the lounge, having feature fireplace and bow window to the fore with an archway opening to the dining room area, having patio doors to the rear garden. The extended kitchen benefits from a comprehensive range of base and wall mounted units with complementary work surfaces and provision for freestanding appliance, under stairs storage, window to the rear and side access door.





To the first floor landing is the loft access hatch, airing cupboard and window to the side. Two generous sized double bedrooms and a further third bedroom share the generously proportioned, bathroom, having three piece white suite, panel bath with mixer tap and shower above, wash basin, close coupled WC and window to the rear.

The house benefits from generous front and rear gardens, with the front garden being laid to ornamental gravel, set behind a wall. A paved driveway fronts the detached garage and an adjacent gate provides side pedestrian access to the terraced style rear garden which is majority laid to lawn with paved patio area to the rear of the property.



#### 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. There are leased solar panels attached to the roof. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Lawley Common roundabout take the exit onto Dawley Road, continue forward onto Heath Hill, at Heath Hill roundabout take the 3rd exit onto Springhill Road, at roundabout take the 3rd exit onto Bartlett Road and turn right onto Manor Gardens.

#### METHOD OF SALE

For Sale by Private Treaty.

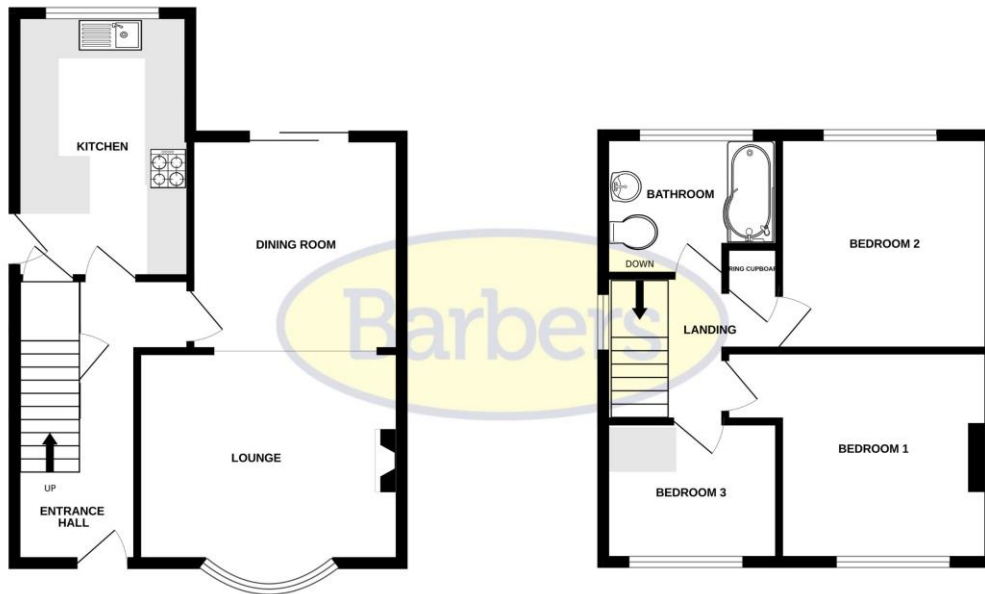
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#### AML REGULATIONS

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.

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.  
Made with Metropro ©2025

All measurements quoted are approximate:

**LOUNGE** 13' 0" x 10' 6" (3.96m x 3.2m)

**DINING ROOM** 10' 7" x 10' 4" (3.23m x 3.15m)

**KITCHEN** 13' 4" x 8' 7" (4.06m x 2.62m)

**BEDROOM ONE** 10' 7" (13' 7" into door recess) x 10' 6" (3.23m x 3.2m)

**BEDROOM TWO** 10' 7" x 10' 5" (3.23m x 3.18m)

**BEDROOM THREE** 8' 8" x 6' 8" with overstairs bulkhead (2.64m x 2.03m)

**BATHROOM** 8' 8" x 6' 4" (2.64m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 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](mailto: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.