



Helping *you* move



9 Pantulf Close, Lawley

Presented to an exacting standard, a stunning extended two bedroom semi-detached house, located in a sought after location, near to local amenities and motorway access.

Offers in the Region of

£235,000

9 Pantulf Close, Lawley, Telford, TF3 5GN

Overview

- Extended Semi Detached House
- Two Bedrooms
- Lounge
- Refitted Cloakroom
- Refitted Kitchen
- Sun Room
- Refitted Bathroom
- Landscaped Garden
- Driveway
- Gas CH, Double Glazing
- EPC C, Council Tax C



Location

Situated in the developing area of Lawley which offers an excellent variety of local shops, restaurant and public house. Lawley Village Primary Academy is approx. 1/4 mile distant. Telford Town Centre is approx. 3 miles distant and offers an excellent range of shopping and leisure facilities along with Bus and Railway Stations and Commuter access along the M54.

Brief Description

The beautifully presented accommodation has been redecorated, and comprises; Lounge with bay window to the front and useful under stair storage. An inner hallway giving access to a useful cupboard and a refitted Cloakroom.

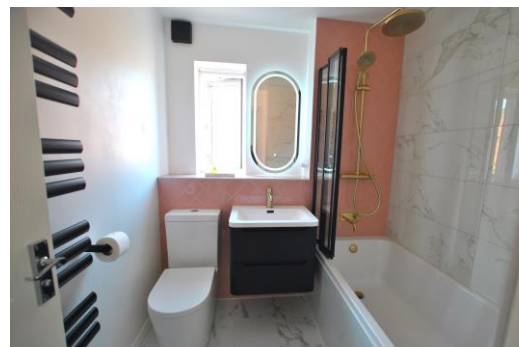
The stunning kitchen has recently been refitted with a range of base and wall units, with impressive worktops, integrated fridge/freezer, dishwasher, washing machine, eye level double oven and gas hob. From the kitchen it opens into an outstanding sun-room extension with bi-fold doors across the rear.



From the Lounge the stairs ascend to the first floor landing where there is loft access (boarded) and two bedrooms, both of which benefit from built in wardrobes. The bathroom has also been attractively refitted, comprising bath with shower over, WC and wash hand basin.

The property benefits from gated driveway parking to the side. To the rear there is a landscaped low maintenance garden, with artificial grass, patio and lower decked area.

The property benefits from gas central heating and double glazing.



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. There is a service charge payable for the upkeep of communal areas to Bournville Village Trust, the current charge is approximately £250 per annum (2025).

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 the traffic lights on Lawley Drive proceed into West Centre Way towards Telford and take the second left into Gresham Drive - follow this road to the roundabout and take the left turn into Stoney Fold and then left again into Birchfield Way. Take the second left into Pantulf Close and no.9 will be found a short way along on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

AGENT NOTE

The vendor of the property is related to a member of Barbers staff

WE 38052 220525

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.



All measurements quoted are approximate:

LOUNGE 15' 2" x 12' 9" (4.62m x 3.89m)

CLOAKROOM 5' 5" x 3' 5" (1.65m x 1.04m)

KITCHEN 15' 1" x 7' 11" (4.6m x 2.41m)

SUN ROOM 14' 1" x 8' 7" (4.29m x 2.62m)

BEDROOM ONE 10' 0" x 13' 1" (3.05m x 3.99m)

BEDROOM TWO 7' 9" x 13' 5" (2.36m x 4.09m)

BATHROOM 6' 5" x 6' 9" (1.96m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 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

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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.