



Helping *you* move



## 8 Horsechestnut Drive, Shawburch

Available with No Upward Chain, a spacious, three bedroomed detached bungalow, positioned on a generously sized corner plot with detached double garage and driveway parking. Convenient for a range of local neighbourhood amenities

Offers in the Region of

**£350,000**



# 8 Horsechestnut Drive, Shawbirch, Telford, TF5 0LN.

## Overview

- NO UPWARD CHAIN
- Spacious, detached bungalow
- Lounge with separate dining area
- Conservatory
- Breakfast kitchen
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Double garage, driveway
- Generously sized corner plot
- Gas CH, Double Glazing
- EPC D, Council Tax D



## Location

Delightfully positioned on the corner of a cul-de-sac tributary, convenient for the local shop, chemist, Doctors' Surgery, Dentist, Public House and being in the catchment area for St. Peters Primary School. The traditional market Town of Wellington is approximately 1.5 miles distant and offers a range of local shops, Bus and Railway Stations, Secondary education facilities, Wrekin College and Telford College. The Princess Royal Hospital is approximately 1 mile distant. The M54 offers convenient access to Telford and the wider West Midlands conurbation in the east while the A5 bypass offers links to Shrewsbury and beyond in the west.

## Brief Description

This spacious, three bedroomed detached bungalow is available with no upward chain. Entered from the front, the property has a useful porch which in turn, opens into the through hallway. To the right is the breakfast kitchen, fitted with a comprehensive range of white fronted units of cupboards and drawers having a mid-level built in fan assisted oven and integrated four ring gas hob. The window has a front aspect and there is a courtesy door to the side of the bungalow.

Beyond the kitchen is the lounge/diner, a spacious room which features a main lounge area having gas fire and rear aspect window, with a separate dining area, having side aspect window. Sliding patio doors open from the lounge into the roomy conservatory, a superb space to enjoy the garden throughout the year.

The hallway turns left, with access hatch to the partially boarded loft space. The principal bedroom is located to the end of the hallway,





with fitted wardrobes to one wall and front aspect windows. The en-suite shower room is situated to the side of this room, being fully tiled, with a large walk-in shower.

The further two double bedrooms are served by the family bathroom, which has a three piece suite with shower over the bath.

Externally, there is driveway parking for two vehicles, in front of the detached double garage, which has metal up/over doors, power, light and a courtesy door to the rear garden. The remainder of the front garden is mainly laid to lawn, which wraps around the side of the property. The fully enclosed rear garden is a most delightful space, laid to various flagged patio seating areas, shaped lawn and a variety of well stocked borders of shrubs and perennials.

There is also a pretty summerhouse, further timber chalet style summerhouse and garden shed.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendor's 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 D (currently £2,147.34 for 2025/26).

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

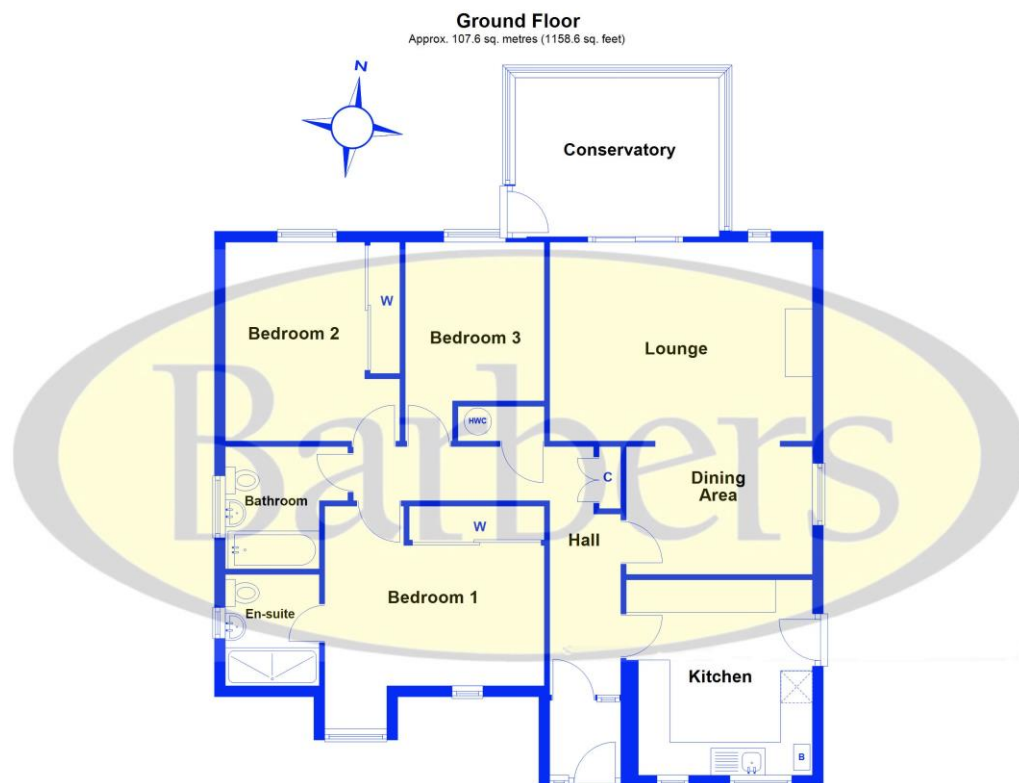
From The Princess Royal Hospital take the Whitchurch Road to Shawbirch roundabout and take the first exit then at the next roundabout (The Woolpack), take the third exit into Glade Way. Continue along Glade Way, taking the first right hand turn into Aspen Way. Take the first right into Horsechestnut Drive, following the road to the T-junction, turning right, into a small cul-de-sac tributary, where the property can be found on the right hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE38212.300625

**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. 107.6 sq. metres (1158.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

**8 Horsechestnut Drive, Shawburch, Telford**

**All measurements quoted are approximate:**

**L-SHAPED LOUNGE/DINER:**

**LOUNGE AREA 15' 10" x 12' 0" (4.83m x 3.66m)**

**DINING AREA 11' 2" x 7' 6" (3.4m x 2.29m)**

**CONSERVATORY 12' 3" x 9' 4" (3.73m x 2.84m)**

**BREAKFAST KITCHEN 11' 9" x 11' 2" (3.58m x 3.4m)**

**PRINCIPAL BEDROOM 13' 3" x 10' 9" (4.04m x 3.28m)**

**EN-SUITE SHOWER ROOM 6' 8" x 5' 8" (2.03m x 1.73m)**

**BEDROOM TWO 12' 0" x 10' 7" (3.66m x 3.23m)**

**BEDROOM THREE 9' 7" x 8' 4" (2.92m x 2.54m)**

**BATHROOM 7' 4" x 5' 7" (2.24m x 1.7m)**

**DOUBLE GARAGE 17' 7" x 16' 4" (5.36m x 4.98m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

*A full copy of the EPC is available upon request*

## 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)**

**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.