



Helping *you* move



25 Dutimoors Drive, Lawley, TF4 2SW

£195,000

A very well presented, modern two bed roomed end of terrace house with allocated parking, in a popular residential location, ideal for a first time buyer, professional couple or investor

Region

25 Dutimoors Drive, Lawley, Telford, TF4 2SW.

Overview

- Very well presented property
- End of terrace house
- Two full width double bedrooms
- Full width rear aspect lounge/diner
- Fully fitted contemporary kitchen
- Ground floor WC
- Modern family bathroom
- Fully enclosed rear garden
- Two allocated parking spaces
- Gas CH, uPVC double glazing
- Freehold, EPC B, Council Tax B
- Estate service charge payable



Location

Situated in the established residential locality of Lawley being near to the local amenities including Morrison's, selection of shops and The Grazing Cow public house. 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

This end of terrace home is very well presented, and would make an ideal purchase for first time buyer, young family or professional couple.

Entered from the front, there is a through hallway with cloaks/WC off to the right hand side and an archway opening to a front aspect kitchen to the left. The kitchen is fitted with a range of gloss fronted units with integrated appliances including a fridge/freezer, dishwasher and washing machine as well as four ring gas hob and fan oven. To the rear of the house is the well proportioned lounge/diner with Felix style patio doors opening to the garden and useful understairs storage cupboard.



Stairs from the hallway rise to the first floor landing, off which are the two double bedrooms and family bathroom. The front aspect bedroom features two windows and a useful over-stairs storage cupboard. The bathroom is fitted with a modern three piece suite with shower over the bath.

Externally, there is a parking area to the side of the property, where there are two allocated spaces. A timber gate opens from the wall to the side of the property into the rear garden, which is larger than the average plot on this development. This fully enclosed space is chiefly laid to lawn with a patio seating area located to the rear of the property. A timber shed is situated to the end of the garden.



TENURE

We are advised that the property is Freehold and that there is a service/maintenance charge for the upkeep of the development paid to the Bournville Village Trust of approximately £230 per annum. Both to 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 (currently £1,669.90 for the year 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

DIRECTIONS

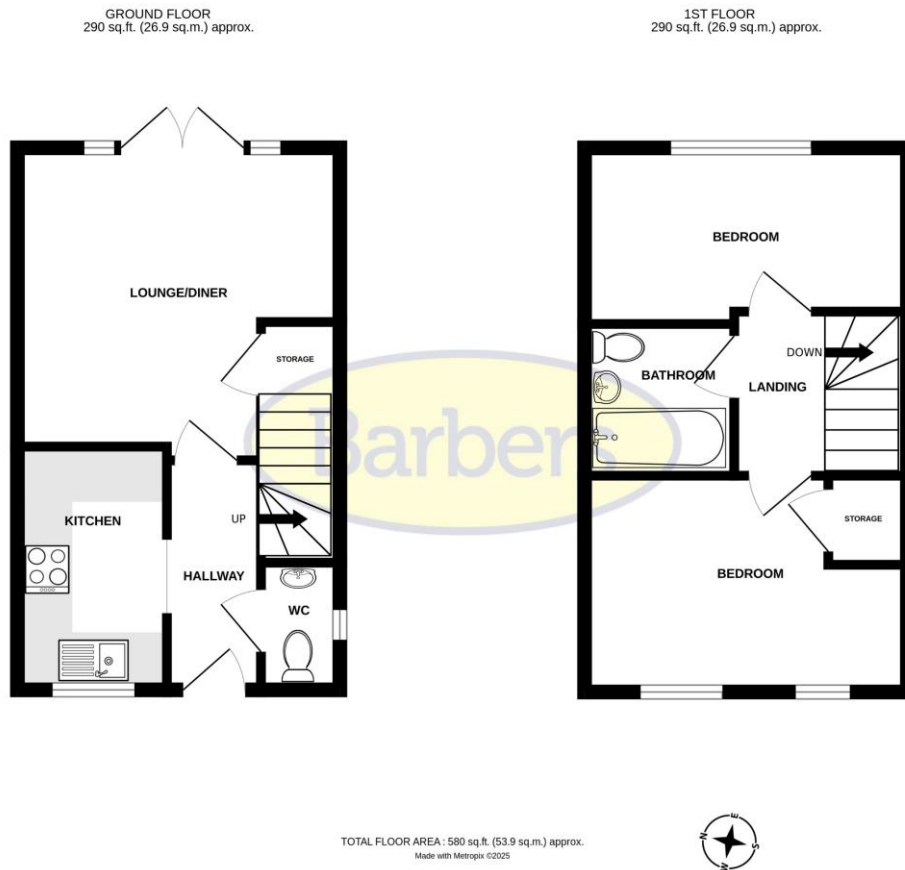
From Junction 6 off the M54 proceed along the A5223 Lawley Drive towards Lawley travelling across the Newdale Cross junction to continue towards Ironbridge Gorge. At the roundabout, take the first exit onto Proctor Avenue, then first right into Dutimoors Drive, where the property will be found on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

Reference: WE38239.240625

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/DINER 13' 0" max (9'6" min) x 12' 1" max (6'9" min) (3.96m x 3.68m)

KITCHEN 9' 10" x 6' 0" (3m x 1.83m)

CLOAKS/WC 5' 1" x 2' 10" (1.55m x 0.86m)

FRONT ASPECT BEDROOM ONE 13' 0" max (9'4" min) x 8' 3" max (5'1" min) (3.96m x 2.51m)

REAR ASPECT BEDROOM TWO 13' 0" x 7' 1" max (6'10" min) (3.96m x 2.16m)

FAMILY BATHROOM 6' 3" x 6' 2" (1.91m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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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



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.