



Helping *you* move



## 14 St James Crescent, Stirchley

This Three Bedroom Detached House is very well presented, providing well proportioned accommodation, perfect for a growing family. Located in a popular residential locality towards the end of a cul-de-sac.

Offers in the region of

**£285,000**

# 14 St James Crescent, Stirchley, Telford, TF3 1BL

## Overview

- Spacious detached house
- Large L-shaped lounge / diner
- Fitted breakfast kitchen
- Three good sized bedrooms
- Refitted family bathroom
- Modern ground floor cloaks/WC
- Single garage with power / light
- Driveway parking for several cars
- Attractive rear garden with cabin
- Gas central heating, uPVC double glazing
- Freehold, EPC C, Council Tax C



## Location

Situated in the established residential locality of Stirchley being served by a variety of neighbourhood facilities and access to local walks along the Silkin Way. 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 detached family home has been well maintained by its current owners to offer spacious, contemporary living spaces. The front door opens into a small hallway with cloaks/WC off and stairs to the first floor. A door opens into the full depth L-shaped lounge/diner, which has a large bow window to the front and rear aspect window to the garden. An extended breakfast kitchen is fitted with a range of units comprising base and wall mounted cupboards and drawers and includes a breakfast bar. With an integrated mid-level double oven and gas hob, the kitchen also has space and plumbing provision for a washing machine and dishwasher as well as space for a freestanding fridge freezer. There is plenty of additional room for a further breakfast table, sideboard or sofa etc. Upstairs, the principal bedroom overlooks the front of the property, as does the third



bedroom, which also has a useful built in over-stairs storage cupboard. Bedroom two overlooks the rear garden and features a double width built-in wardrobe. The family bathroom has been refitted to include a white three piece suite with shower over the bath and WC and wash basin incorporated into a modern vanity unit.

Externally, a double-width tarmac driveway provides off road parking for several vehicles, leading to the garage (with metal up/over door, power and light). The remainder of the front garden is laid to lawn with an established and neatly maintained shrubbed boundary. A side gate adjacent to the garage opens to the private south westerly facing rear garden, predominantly laid to lawn with a partially shaded, decked seating area to the rear of house. There is also a generous and useful timber cabin, with power, currently set up as a bar/socialising space. Mature, well-stocked borders finish the garden, providing softness and colour to the space.



#### 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 C (currently £1,949.88 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

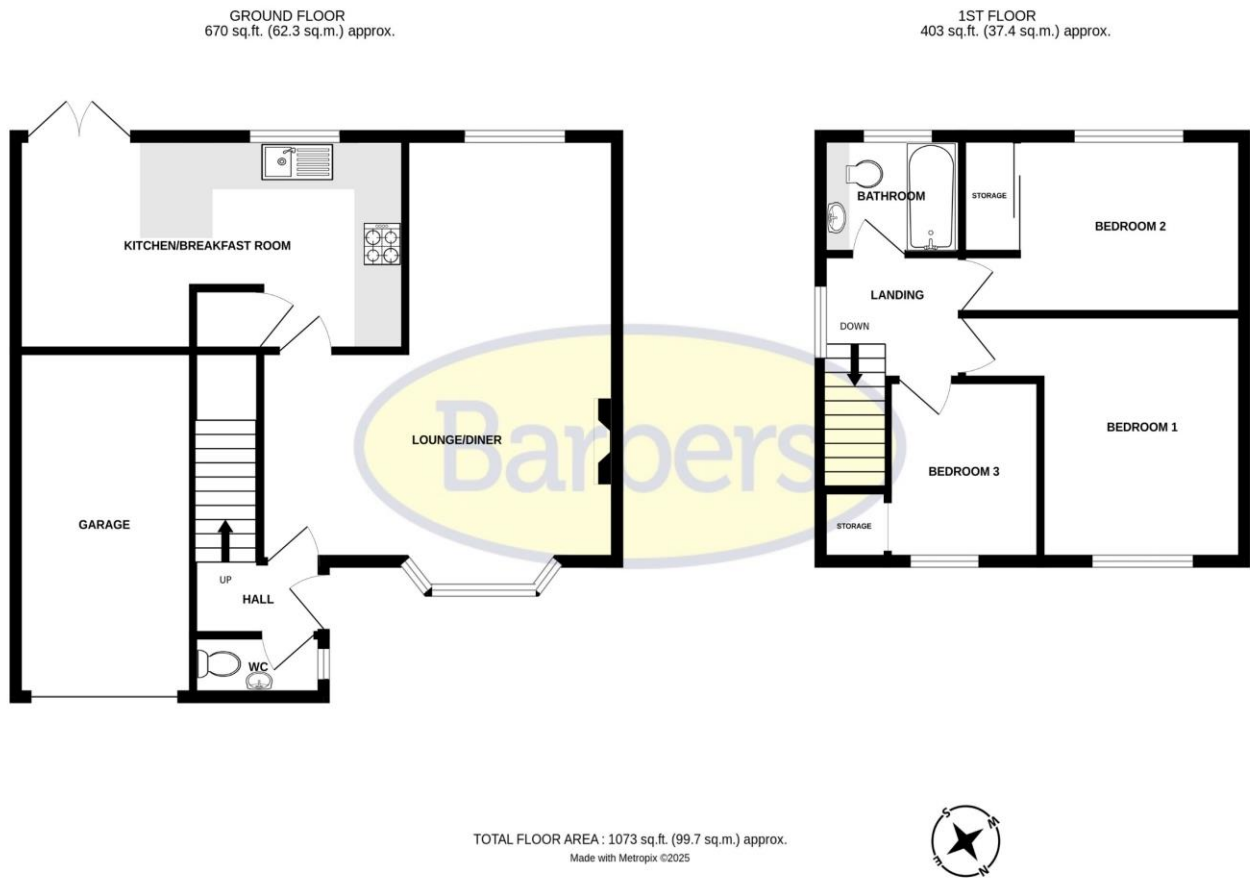
From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the 3rd exit into Springhill Road which then joins into Finger Road, at the mini roundabout turn left into Hinkshay Road then first right into Beechwood, continuing into Stirchley Lane. At the T-Junction, turn right onto Stirchley Road, following the round round the sharp left hand bend, then take the first right into St James Crescent, and first right into the cul-de-sac tributary, where the property can be found on the left hand side, towards the end.

#### METHOD OF SALE

For Sale by Private Treaty.

Ref: WE38360.080725

**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:

**L-SHAPED LOUNGE / DINER** 19' 8" max (9' 9" min) x 17' 3" max (10' 3" min)  
(5.99m x 5.26m)

**BREAKFAST KITCHEN** 18' 11" x 9' 11" max (6' 9" min) (5.77m x 3.02m)

**CLOAKS/WC** 6' 4" x 2' 8" (1.93m x 0.81m)

**BEDROOM ONE** 11' 3" x 9' 11" (13' 8" into door recess) (3.43m x 3.02m)

**BEDROOM TWO** 10' 11" (13' 8" into door recess) x 8' 3" (3.33m x 2.51m)

**BEDROOM THREE** 8' 5" x 7' 5" (2.57m x 2.26m)

**BATHROOM** 6' 9" x 5' 4" (2.06m x 1.63m)

**GARAGE** 16' 0" x 8' 8" (4.88m x 2.64m)

**GARDEN CABIN** 19' 6" x 9' 9" (5.94m x 2.97m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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](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.