



Helping *you* move



## The Owd Jerry, 3 Belvedere Court, Hinkshay Road, Dawley

Situated in a Mews style development with a wooded backdrop to the rear, this charming Three Bedroom End Terraced House provides stylishly presented accommodation throughout and benefitting from a generous garden plot.

Offers Over  
**£280,000**

# The Owd Jerry, 3 Belvedere Court, Hinkshay Road, Dawley, Telford, TF4 3PR

## Overview

- Attractive Mews Style Property
- Stylishly presented throughout
- Lounge
- Kitchen / Diner
- Guest Cloakroom
- Main Bedroom with En-suite
- Two further Double Bedrooms
- Bathroom
- Generously proportioned Gardens
- Gas CH, Double Glazing
- EPC C, Council Tax C



## Location

The property is perfectly situated within walking distance to the 'Old Tram Way' which links through to Silkin Way and South Telford Way, providing walks through the local area and to Telford Town Park, giving the location a rural feel, yet close to amenities. Being served by a range of local shops in the District Centre of Dawley and Education facilities within the area. Telford Town Centre provides an excellent range of shops, leisure amenities and restaurants. Thanks to the M54 there is excellent transport links with Shrewsbury 15 miles to the west and Birmingham and Wolverhampton within easy commutable distance at approx. 30 miles to the east.

## Brief Description

An internal inspection is essential of The Owd Jerry, which has stylishly presented and meticulously maintained accommodation throughout and is in a tucked away corner, amongst similar styled properties in this lovely courtyard development. From the welcoming Entrance Hall is the light and airy Kitchen located to the rear of the property enjoying a dual aspect with windows and French doors out to the patio - there are a good range of high gloss coloured drawers, base and wall mounted units with complementary working surfaces and integrated oven, hob and extractor over along with a fridge / freezer, dishwasher and washing machine. The Lounge also enjoys a dual aspect with a window and French doors leading out to a second patio area. A guest cloakroom completes the picture.



Stairs ascend to a spacious first floor Landing enjoying an abundance of natural light from the front and rear aspects - Bedroom One enjoys two windows and an En-suite Shower Room. Bedroom Two has a dual aspect to the front and rear while Bedroom Three overlooks the front courtyard. The principal Bathroom has a beautiful white three piece suite with free standing bath. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over courtyard access with a single driveway directly in front of the integral Garage. The rear garden is generously proportioned with the lawn sloping away to the far corner, established shrub borders and a lovely patio area - a gravelled pathway leads around the edge of the property and into a further garden area which enjoys a patio, lawn and step down to a lower barked area.



#### 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. We are advised that there is currently an Estate Service Charge of approx. £37.68 per calendar month payable for the upkeep of the communal areas.

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

#### DIRECTIONS

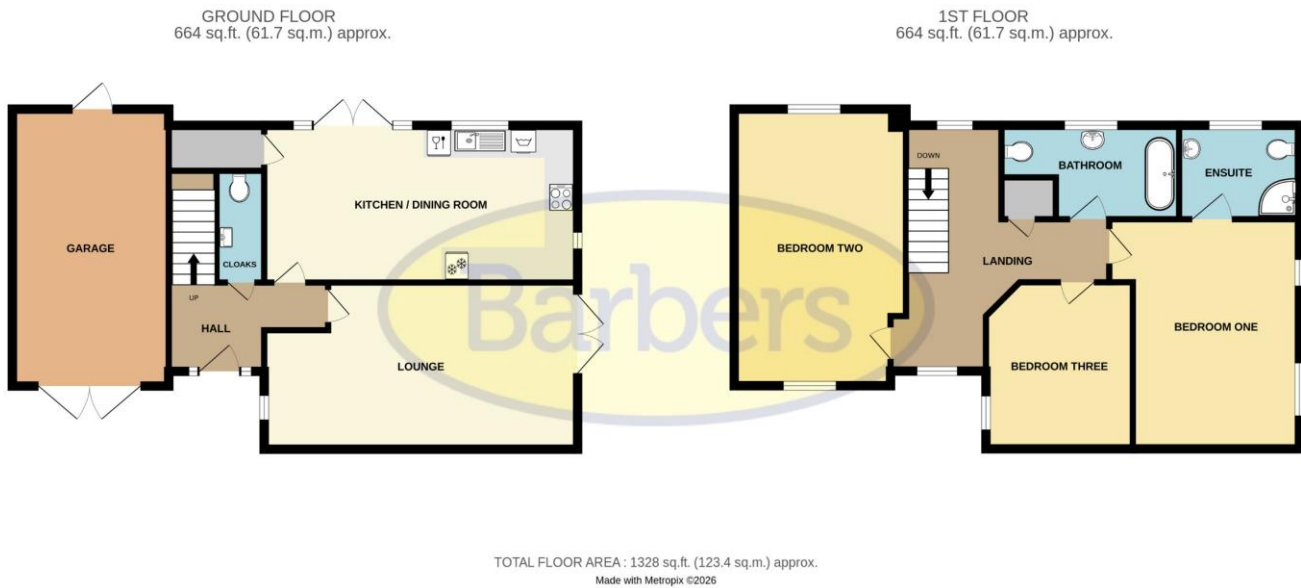
From Wellington proceed along Dawley Road, at the roundabout take the third exit to continue along Dawley Road, at the roundabout take the third exit onto Springhill Road, at the roundabout take the first exit onto Hinkshay Road and follow this road for some distance - Belvedere Court is on the right hand side just after 'Old Tram Way'. Number 3 is on the right hand side as you enter the courtyard.

#### METHOD OF SALE

For Sale by Private Treaty.

WE39447.110326

**AML REGULATIONS** Barbers are marketing the property on behalf of Move with Us, who as the appointed selling agent are required by law to conduct anti-money laundering checks on all those buying a property, incurring a charge to purchasers of £ 58.80 (incl. VAT). This fee will need to be paid by you in advance, ahead of issuing a memorandum of sale, and is non-refundable.



All measurements quoted are approximate:

LOUNGE 19' 5" x 10' 3" (5.92m x 3.12m)

KITCHEN / DINER 18' 8" x 9' 7" (5.69m x 2.92m)

CLOAKROOM 7' 1" x 2' 9" (2.16m x 0.84m)

BEDROOM ONE 14' 1" x 10' 3" (4.29m x 3.12m) plus door recess

EN-SUITE 7' 4" x 6' 0" (2.24m x 1.83m)

BEDROOM TWO 17' 0" x 10' 0" (5.18m x 3.05m) max.

BEDROOM THREE 10' 5" x 8' 8" (3.18m x 2.64m)

BATHROOM 11' 0" x 6' 0" (3.35m x 1.83m) max.

GARAGE 17' 5" x 9' 10" (5.31m x 3m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 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.