



Helping *you* move



## 25 Jackson Drive, Doseley

An ideal opportunity for a first-time buyer, young couple or someone downsizing to buy a 50% share of this beautifully presented Two Bedroom End of Terrace House which has a larger than average rear garden, parking space for two vehicles and is offered with No Upward Chain

Offers in the Region of

**£105,000**

# 25 Jackson Drive, Doseley, Telford, TF4 3GS

## Overview

- 50% Shared Ownership
- Beautifully presented throughout
- No Upward Chain
- Lounge Diner
- Fitted Kitchen
- Downstairs WC
- Two Double Bedrooms
- Bathroom
- 2 Parking spaces
- Gardens to Rear
- Gas CH, Double Glazing
- EPC B, Council Tax B



## Location

The property is situated within Doseley which provides a semi-rural environment with the convenience of local amenities within Telford. A range of primary and secondary education facilities are a short distance from Doseley. 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. The UNESCO World Heritage site of Ironbridge Gorge with its many shops and attractions is a short distance away.

## Brief Description

An opportunity to acquire a 50% share of this beautifully presented End Terraced House. The property is subject to a section 106 agreement, as such there is certain shared ownership criteria with the Freeholder, Housing Plus. The quoted asking price represents 50% of full market value of £210,000. This lovely Two Bedroom house has been very well maintained and tastefully decorated throughout. Entering into the through Hallway with stairs to the first floor and door to the right into The Kitchen, with are a range of drawers, base and wall mounted units with complementary working surfaces with inset sink unit and four ring gas hob with extractor over, integrated washer machine, oven and upright fridge / freezer. The Lounge is located to the rear, with French doors and side windows providing a wealth of natural light, useful cupboard and views over the garden. The hallway has a guest Cloakroom with modern two piece suite and window to side.



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Stairs ascend to the first floor Landing where you will find Two Double Bedrooms - Bedroom One overlooks the rear garden and has fitted wardrobes, Bedroom Two overlooks the front, has a built-in wardrobe and useful storage cupboard. The Bathroom has a white three-piece suite with electric shower and tiled surround. Gas central heating and double glazing complete the picture. Externally, the property has two parking spaces to the side which are next to the back gate, that gives access to the rear garden, which is a particularly attractive feature, having been improved to provide a patio area, lawned area with a range of shrub and flower borders to all sides, there is also a useful Garden Shed. A path from the parking area gives access to the front door via steps with mature plants and shrubs to side.



#### TENURE

We are advised that the property is Leasehold with 120 years remaining on the Lease; this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. There is a rental payment, currently £309 pcm due to Housing Plus, which includes building insurance and ground rent

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

#### 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 Junction 6 off the M54 proceed along the A5223 Lawley Drive towards Lawley and Horsehay. Continuing straight through traffic lights until you reach the roundabout and proceed straight over, on the A5223, towards Horsehay and Ironbridge. Proceeding up the hill and down to a small roundabout and take the second exit into Bridge Road then turn immediately right and carry on to the roundabout and take the left turn into Woodhouse Lane - follow this road, running into Frame Lane and St Lukes Road - turn right into Griffiths Avenue and take the third turning on the left into Jackson Drive and the property will be located on the left hand side indicated by our For Sale Board.

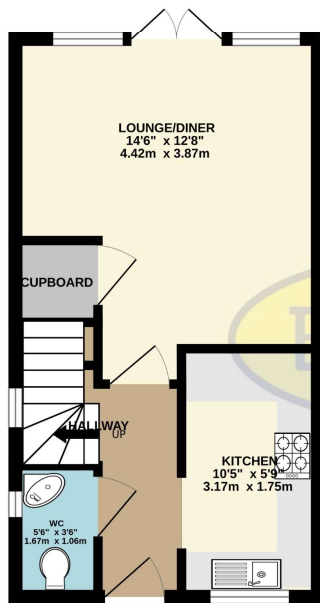
**AGENT NOTE** Estate Agents Act 1979: Please note that the vendor of this property is related to a member of staff of Barbers

#### METHOD OF SALE

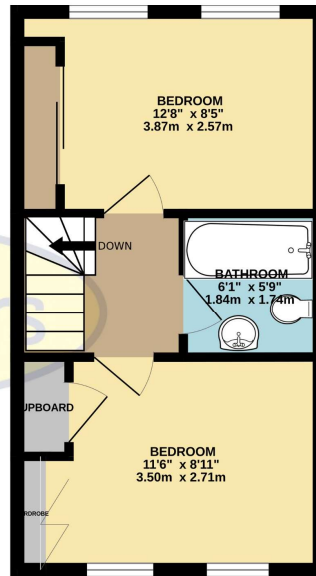
For Sale by Private Treaty. WE40446.180626

**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.

GROUND FLOOR



1ST FLOOR



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*All measurements quoted are approximate:*

**KITCHEN 10' 4" x 5' 7" (3.15m x 1.7m)**

**LOUNGE DINER 14' 2" x 12' 8" (4.32m x 3.86m)**  
Max

**CLOAKROOM**

**BEDROOM ONE 10' 8" x 8' 3" (3.25m x 2.51m)**  
To wardrobes

**BEDROOM TWO 10' 8" x 8' 4" (3.25m x 2.54m)**  
Plus wardrobe and

**BATHROOM 6' 2" x 5' 8" (1.88m x 1.73m)**

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 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

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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.