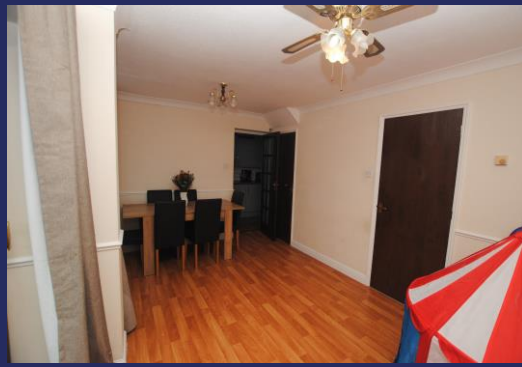




Helping *you* move



17 Turnstone Drive, Leegomery

This neatly presented Semi-Detached House provides spacious accommodation throughout with Two Reception Rooms, Ground floor Study / Bedroom Four, Three Bedrooms and a Garage. Convenient for a range of local neighbourhood amenities and education facilities.

Offers in the Region of

£232,500

17 Turnstone Drive, Leegomery, Telford, TF1 6WB

Overview

- Semi-Detached House
- Lounge
- Dining Room
- Study / Bedroom Four
- Fitted L shaped Kitchen
- Cloakroom
- Three Bedrooms
- Bathroom
- Gardens to front & rear
- Garage, Driveway Parking
- Gas CH, Double Glazing
- EPC D, Council Tax B



Location

Situated in the popular residential locality of Leegomery being served by a range of neighbourhood facilities and Primary School. An excellent road network links the property to the traditional market Town of Wellington and modern leisure and shopping facilities of Telford Town Centre.

Brief Description

This nicely presented, Semi-Detached House provides spacious accommodation throughout. Entering into a Hall with stairs to the first floor and door off to the left into the Lounge with bow window to the front, feature fireplace (no fire connected) and door into the Dining Room with sliding patio doors and window to the rear; door to an under stairs storage cupboard and door into the L shaped Kitchen. The Kitchen has a range of drawers, base and wall mounted units with complementary working surfaces, integrated fridge, dishwasher, oven, electric hob and extractor over, window to rear and door into the Study Room / potential to be used as a fourth Bedroom with window on the front. From the Kitchen a second door opens into the rear lobby with doors to the Garage (with boiler and up-and-over door), Garden and Cloakroom.



Stairs ascend to the first floor Landing with cupboard and loft hatch. Bedrooms One and Three overlook the front garden while Bedroom Three overlooks the rear. The Bathroom has a white three piece suite. The property has the benefit of gas central heating and double glazing.

Externally, the property is approached over a tributary road serving the neighbouring properties and providing access to the generous tarmac driveway for no.17 which also has an additional parking space adjacent to the tributary road. The front garden is laid to lawn. The rear Garden has a paved patio area and steps up to the main garden area with central pathway, adjacent artificial lawn to either side and lower patio area.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

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

DIRECTIONS

From Apley roundabout take the exit onto Grainger Drive, proceed along Grainger Drive taking the last left into Turnstone Drive, follow this to the very end where the property will be found on the left hand side over a tributary drive.

METHOD OF SALE

For Sale by Private Treaty.

WE35136.270224

AML REGULATIONS To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 14' 2" x 11' 2" (4.32m x 3.4m) max.

DINING ROOM 14' 6" x 9' 6" (4.42m x 2.9m)

KITCHEN 13' 5" x 9' 0" (4.09m x 2.74m) max. measurements, L shaped room

CLOAKROOM 7' 0" x 2' 6" (2.13m x 0.76m)

STUDY / BEDROOM FOUR 10' 2" x 6' 7" (3.1m x 2.01m)

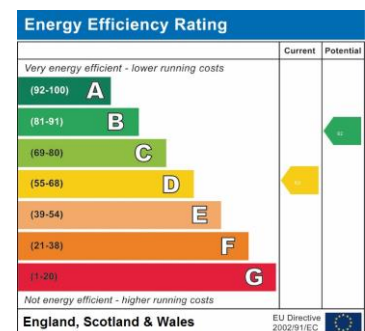
BEDROOM ONE 14' 6" x 8' 2" (4.42m x 2.49m) max.

BEDROOM TWO 9' 4" x 7' 8" (2.84m x 2.34m)

BEDROOM THREE 9' 2" x 5' 9" (2.79m x 1.75m)

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

GARAGE 17' 6" x 7' 9" (5.33m x 2.36m)



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



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.