



Helping *you* move



3 Village Drive, Lawley Village

Offered for sale with no upward chain, this nicely presented two bedroomed semi-detached house provides well proportioned accommodation and allocated parking. Situated in the established and popular locality of Lawley Village, convenient for a variety of amenities.

Offers in the Region of
£185,000

3 Village Drive, Lawley Village, Telford, TF4 2SD

Overview

- Semi-Detached House
- Front Aspect Lounge
- Full Width Dining Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Allocated Parking
- Enclosed Rear Garden
- Gas CH
- uPVC Double Glazing
- Freehold, EPC C, Council Tax B
- Service Charge payable



Location

Situated in the established locality of Lawley Village being served by a plethora of facilities in the nearby centre of Lawley. Telford Town Centre is approximately three miles distant and offers an excellent range of shopping and leisure facilities. Access to the M54 is c. one mile away.

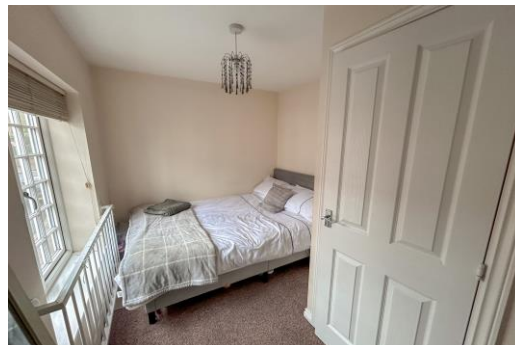
Brief Description

This nicely presented semi-detached property is available with no upward chain and provides well proportioned accommodation throughout. The front door opens directly into a small hallway, with cloaks/WC off. The front aspect lounge features a large window with low sill level, providing plenty of natural light. To the rear of the property is the full width dining kitchen, with integrated oven, hob and dishwasher. A rear aspect courtesy door opens to the garden, complemented by an additional window. Stairs from the lounge rise to the first floor landing, with access hatch to the loft storage space.



Both bedrooms are full width rooms, and can accommodate a double bed. The bedroom to the rear features a useful over-stairs storage cupboard and has plenty of space for wardrobes etc. The second bedroom has a handy area to the left, behind the door, ideal for a wardrobe. Both bedrooms share the modern bathroom, fitted with a white suite including bath with shower over, close coupled WC and pedestal wash hand basin.

Externally, the property has allocated parking to the rear, with access gate into the rear garden. The fully enclosed garden is predominantly laid to lawn with a flagged patio area, pathway to the rear gate, additional patio seating space and timber shed.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. The property is currently tenanted, however, vacant possession can be provided upon completion, should this be desired. There is a communal grounds maintenance service charge payable to Trinity currently £311 per annum. Solicitors to confirm.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B (currently £1,590.08 for the year 2024/25)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas fired central heating system. 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 Wellington at the crossroads traffic lights of Mill Bank (next to the Cock Inn), take the Dawley Road out towards Lawley. Follow this road up into Lawley Village, just past the church on the right, take the first left turn into Village Drive, where the property can be found on the left hand side.

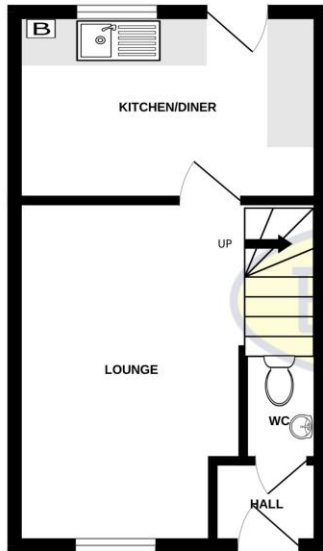
METHOD OF SALE

For Sale by Private Treaty.

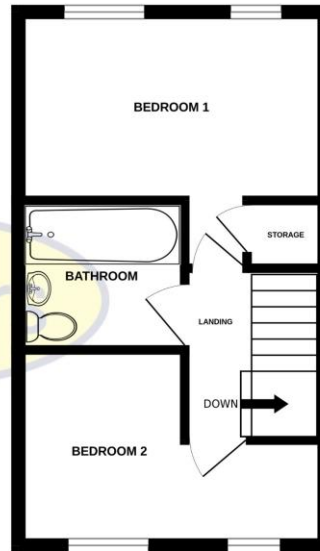
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AML REGULATIONS To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the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

GROUND FLOOR
277 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

HALL 4' 2" x 3' 6" (1.27m x 1.07m)

CLOAKS/WC 4' 6" x 3' 1" (1.37m x 0.94m)

LOUNGE 14' 3" x 9' 3" average (4.34m x 2.82m)

DINING KITCHEN 12' 7" x 7' 8" (3.84m x 2.34m)

BEDROOM ONE 12' 8" x 8' 2" (3.86m x 2.49m)

L-SHAPED BEDROOM TWO 12' 8" max (6'1" min) x 7' 4" max (4'4" min)
(3.86m x 2.24m)

BATHROOM 6' 1" x 6' 1" (1.85m x 1.85m)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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.