



Helping *you* move



32 Clydesdale Drive, Horsehay

No Upward Chain - A smartly presented End Terraced House with Two Bedrooms, modern Bathroom and Kitchen and two allocated parking spaces. Located in the popular residential area of Horsehay amongst similar style properties and convenient for access to all parts of Telford.

Offers in the Region of

£175,000

32 Clydesdale Drive, Horsehay, Telford, TF4 3UR.

Overview

- End Terraced House
- No Upward Chain
- Lounge
- Kitchen / Diner
- Two Bedrooms
- Bathroom
- Two allocated parking spaces
- Gardens to front & rear
- Gas Central Heating
- Double Glazing
- EPC D, Council Tax A



Location

Situated in the popular area of Horsehay, which provides excellent transport links to Telford, Shrewsbury and the West Midlands Conurbations via the M54, which is approximately 3 miles from the property. The property stands some 2 ½ miles from Telford Town Centre, which offers a modern range of shopping and leisure facilities.

Brief Description

Offered for sale with no upward chain, this smartly presented end Terraced House provides accommodation ideal for first time buyers or a young couple.

Entering into a small entrance Hall with stairs to the first floor and door off to the left into the Lounge with window on the front, useful under stairs storage cupboard and door into the Kitchen / Diner. To the Kitchen area there are a range of white fronted drawers, base and wall mounted units, breakfast bar area, space and provision for a washing machine and space for a free-standing cooker; two windows and a door looking out to the rear garden.



Stairs ascend to the first floor Landing with access into the two Bedrooms - one on the front and one on the rear. The Bathroom has an attractive modern white three piece suite including a P shaped Bath. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a paved pathway with adjacent lawned garden; a side access gate provides entry into the rear garden which has a paved patio and lawned garden with hardstanding for a shed; further access into a shared passageway between no.32 and it's adjoining neighbour for bins etc.



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 A

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 Wellington proceed along Dawley Road, at the roundabout take the 3rd exit onto Wellington Road (towards Horsehay and Ironbridge), at the roundabout take the 2nd exit onto Bridge Road continuing onto Shire Fields Way and turn right into Clydesdale Drive where the property will be found on the right hand corner of Highland Lea.

METHOD OF SALE

For Sale by Private Treaty.

WE32392.020824

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.



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All measurements quoted are approximate:

LOUNGE 13' 9" x 10' 2" (4.19m x 3.1m) max.

KITCHEN / DINER 13' 4" x 8' 1" (4.06m x 2.46m)

BEDROOM ONE 12' 0" x 10' 2" (3.66m x 3.1m)

BEDROOM TWO 10' 2" x 7' 2" (3.1m x 2.18m)

BATHROOM 5' 9" x 5' 5" (1.75m x 1.65m)



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

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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.