



Helping *you* move



### 3 Cappoquin Drive, Wrockwardine Wood

Available with NO UPWARD CHAIN, this well maintained spacious bungalow is of non-standard construction (cash purchasers preferred as mortgage restrictions will apply). Situated in a quiet cul-de-sac, this property also benefits from driveway parking, double garage and attractive rear garden.

Offers in the Region of

**£179,500**

# 3 Cappoquin Drive, Wrockwardine Wood, Telford, TF2 7BX

## Overview

- NO UPWARD CHAIN
- Non-Standard Construction
- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen / Diner
- Main Bathroom
- Lovely, established gardens
- Gas Central Heating, uPVC DG
- Detached Double Garage
- No Upward Chain
- Freehold EPC D Council Tax B



## Location

Situated in a popular cul-de-sac in the established residential locality of Wrockwardine Wood being served by a variety of local shops, a leisure centre and local Primary and Secondary Schools. A modern road network connects the property to all parts of Telford and the modern range of shopping and leisure facilities available at Telford Town Centre.

## Brief Description

This well presented Detached Bungalow, being available with NO UPWARD CHAIN, is of non-standard construction, however, is spacious inside with plenty of driveway/off road parking as well as a detached double garage. Approached from the side, the property is entered via the hallway, which benefits from a generous airing cupboard (housing the modern boiler and hot water cylinder) and a further storage cupboard with power and light. The two front aspect double bedrooms are bright and light with bedroom one having a sizeable built-in wardrobe with mirrored sliding doors.

The bathroom is fitted with a three piece suite, which has an electric shower over the bath and a side aspect window.

To the rear of the property, the generous lounge benefits from a sliding patio door with full height window adjacent, which opens to the rear garden, allowing views over the garden to be enjoyed all year round. The



dual aspect kitchen/diner is accessed off the lounge via a space saving sliding door, and is fitted with a comprehensive range of wooden fronted units of cupboards and drawers, having contrasting work surfaces and complementary tiling. The free standing cooker and washing machine are included in the sale. Space and plumbing provision for a washing machine and space for an upright fridge freezer. External door to the driveway. Outside the property, the front garden is of the open plan style, laid to neatly maintained lawn. A tarmac driveway leads to concrete hard-standing for parking and the detached double garage with power and light. The rear garden is a most attractive feature, with the majority being flagged low maintenance areas, a pergola, Greenhouse and Garden Shed. The rear of the garden features steps up through the terraces, affording a view from the top towards Lilleshall on a fine day. The terraces are well stocked with specimen trees, shrubs and perennials.



#### 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.

#### AGENTS' NOTE

Please be advised that this property is of non-standard construction. We understand that it is system built (timber framed with prefabricated reinforced concrete). Cash purchasers would be preferred as mortgage restrictions will apply. If you do require a mortgage, please contact your mortgage provider to ensure you can proceed, prior to booking a viewing.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B (currently £1,553.42 for 2024/25)

#### 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 the centre of St. Georges proceed down Gower Street to the roundabout and carry on into Moss Road - turn left into Cappel Drive where the property will be found, after a short distance, on the left hand side, marked by our for sale board.

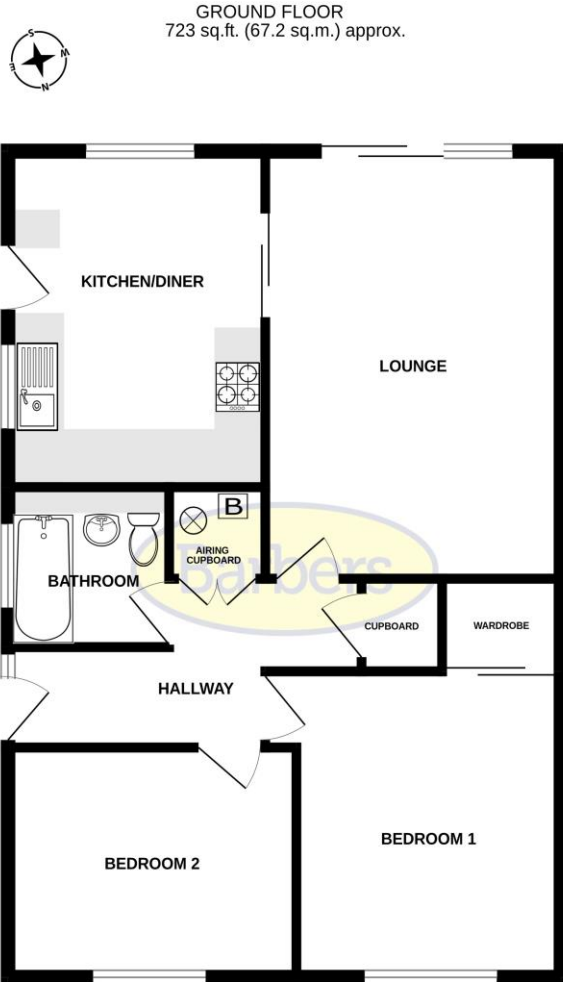
#### METHOD OF SALE

For Sale by Private Treaty.

WE36311.150824

#### 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.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.  
Made with Metroptx ©2024

All measurements quoted are approximate:

- LOUNGE** 16' 9" x 11' 11" (5.11m x 3.63m)
- KITCHEN / DINER** 13' 2" x 10' 5" (4.01m x 3.18m)
- BEDROOM ONE** 12' 0" x 10' 8" (3.66m x 3.25m)
- BEDROOM TWO** 11' 8" x 9' 0" (3.56m x 2.74m)
- BATHROOM** 6' 6" x 6' 3" (1.98m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 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.