



Helping *you* move



8 Stoney Fold, Lawley

A beautiful and tastefully presented spacious Detached House, ideal for the growing family, with Four Bedrooms, Two Reception Rooms and Garage with driveway parking. Located in the popular residential area of Lawley with a good range of amenities and primary education facilities.

Offers in the Region of

£410,000

8 Stoney Fold, Lawley, Telford, Shropshire, TF3 5GQ.

Overview

- Beautiful Detached House
- Lounge and separate Study
- Attractive Orangery
- Spacious Kitchen / Diner
- Main Bedroom with En-suite
- Three further Bedrooms
- Second En-suite, Main Bathroom
- Garage and driveway parking
- Neatly presented Gardens
- Gas CH, Double Glazing
- EPC C, Council Tax E



Location

Positioned at the start of the tributary road which serves no.8 and three neighbouring properties with no through access, in a slightly elevated position looking over a communal area to the balancing pond. Enviably situated on the periphery in the developing area of Lawley which offers an excellent variety of local shops, restaurant and public house. Lawley Village Primary Academy is approximately $\frac{1}{4}$ mile distant. Telford Town Centre is circa three miles distant and offers an excellent range of shopping and leisure facilities along with Bus and Railway Stations and Commuter access along the M54.

Brief Description

Overlooking a lovely communal green area to the front, this beautiful Detached House enjoys a corner plot position and is approached via a canopy storm porch into the spacious Entrance Hall with stairs to the first floor, useful under stairs storage cupboard and Cloakroom. Throughout, the accommodation has a light and airy feel provided by a stream of natural light coming in through the many windows. Overlooking the front is a Study and Lounge – from here, glazed doors provide access into the Orangery, a particularly attractive addition to this spacious family House. The stylish Kitchen / Dining Room is accessed from the Hall and Orangery and provides an excellent range of drawers and cupboards, integrated appliances including a Fridge / Freezer, double Oven, Hob, Extractor, Dishwasher and in addition a utility style area for laundry days.



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Stairs, with a turn, ascend to the first floor landing with sky-light and a superb range of built-in storage solutions. Bedroom One has a dual aspect and enjoys a balcony to the front, built-in wardrobe and door to the En-suite. There is a second Bedroom with an En-suite and two further Bedrooms, and a principal Bathroom. The accommodation benefits from gas central heating and double glazing.

Externally, off the tributary road, directly in front of the House is a parking space – in addition to this is the driveway parking at the rear of the garden, through double gates, which in turn leads to the Garage. A gate from the drive provides access into the attractive rear garden, made up of several different areas including lawned garden and patio's – abundantly stocked borders provide a lush, attractive surround.



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. There is a service charge payable for the upkeep of communal areas to Bournville Village Trust, the current charge is approximately £250 per annum (2024).

LOCAL AUTHORITY

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

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 the multiple traffic lights on Lawley Drive proceed into West Centre Way towards Telford and take the second left into Gresham Drive - follow this road to the roundabout and take your first left into Stoney Fold where the property will be on your left hand side approached over a tributary road, overlooking an attractive green area

METHOD OF SALE

For Sale by Private Treaty.

WE36207.150824

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
967 sq.ft. (89.9 sq.m.) approx.

1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 1716 sq.ft. (159.4 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 12' 9" x 12' 8" (3.89m x 3.86m) plus bay in addition

STUDY 12' 7" x 10' 10" (3.84m x 3.3m) plus bay in addition

ORANGERY 13' 8" x 12' 6" (4.17m x 3.81m)

KITCHEN / DINING ROOM 25' 1" x 13' 6" (7.65m x 4.11m) max. L shaped including Utility area

CLOAKROOM 5' 2" x 3' 0" (1.57m x 0.91m)

BEDROOM ONE 15' 2" x 12' 7" (4.62m x 3.84m) max.

EN-SUITE 6' 9" x 4' 5" (2.06m x 1.35m)

BEDROOM TWO 12' 8" x 9' 11" (3.86m x 3.02m) min. plus door recess

BEDROOM THREE 9' 5" x 9' 0" (2.87m x 2.74m) plus bay in addition

BEDROOM FOUR 10' 2" x 7' 5" (3.1m x 2.26m)

BATHROOM 5' 9" x 5' 4" (1.75m x 1.63m)

GARAGE 16' 7" x 9' 8" (5.05m x 2.95m)



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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Barbers

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.