



Helping *you* move



## 15 Cheshires Way, Lawley

No Upward Chain - An ideal opportunity for a first time buyer or couple to buy a 25% share of this nicely presented Two Bedroom Mid Terraced House which offers an open plan Lounge / Dining / Kitchen, Cloakroom and Bathroom.

25% share  
Offers Over

**£50,000**



# 15 Cheshires Way, Lawley, Telford, Shropshire, TF3 5GX

## Overview

- 25% Shared Ownership
- Mid Terraced House
- Open Plan Living Accommodation
- Lounge / Dining / Kitchen
- Cloakroom / WC
- Two Bedrooms
- Bathroom
- Rear Garden
- Allocated Parking Space
- Gas CH, Double Glazing
- EPC B, Council Tax B
- Rent / Service Charge and Ground rent is currently £380.50pcm



## Location

Situated in the popular, developing area of Lawley which offers an excellent variety of local shops, restaurant and public house. Lawley Village Primary Academy is approximately ¼ 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

An opportunity to acquire a 25% share of this nicely presented Mid Terraced House. The property is subject to a section 106 agreement, as such there is certain approval and eligibility criteria. The quoted asking price represents 25% of full market value.

The property enters into a reception Hall with stairs to the first floor and door off into the open plan Living / Dining / Kitchen with a dual aspect to front and rear, useful storage cupboard; to the Kitchen there are a range of drawers, base and wall mounted units, space for an upright fridge / freezer, integral oven with hob and extractor over. A door leads into the rear lobby with door to the garden and door into the Cloakroom with two piece suite.



Stairs ascend to the first floor Landing with access to loft space. The rear Bedroom has a built-in cupboard, while the front Bedroom has a built-in cupboard over the stairhead. The Bathroom has a modern white three piece suite. Internally, the accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a block paviour allocated driveway parking space. The rear garden is laid to lawn with a paved patio area and paved pathway to the rear gate and out into the communal parking area.



#### TENURE

We are advised that the property is Leasehold with 89 years remaining and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion. We have been advised the current rent / service charge / ground rent is currently £380.50pcm and is payable to Bournville Village Trust.

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Junction 6 off the M54 proceed along the A5223 Lawley Drive towards Lawley and take the second left into Synders Way. At the T junction turn right onto Birchfield Way, and following the road along take the fifth right turn into Cheshires Way and follow the road almost to the end where the property will be found on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE34432.060924

**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

1ST FLOOR



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**All measurements quoted are approximate:**

**LOUNGE / DINING / KITCHEN** 26' 5" x 10' 10" (8.05m x 3.3m) max.

**CLOAKROOM** 4' 8" x 3' 1" (1.42m x 0.94m)

**REAR BEDROOM** 13' 6" x 7' 7" (4.11m x 2.31m) min. plus door recess

**FRONT BEDROOM** 11' 2" x 10' 1" (3.4m x 3.07m) min. plus recess in addition

**BATHROOM** 7' 0" x 6' 5" (2.13m x 1.96m)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	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.