



9 Woodford Green, Bratton

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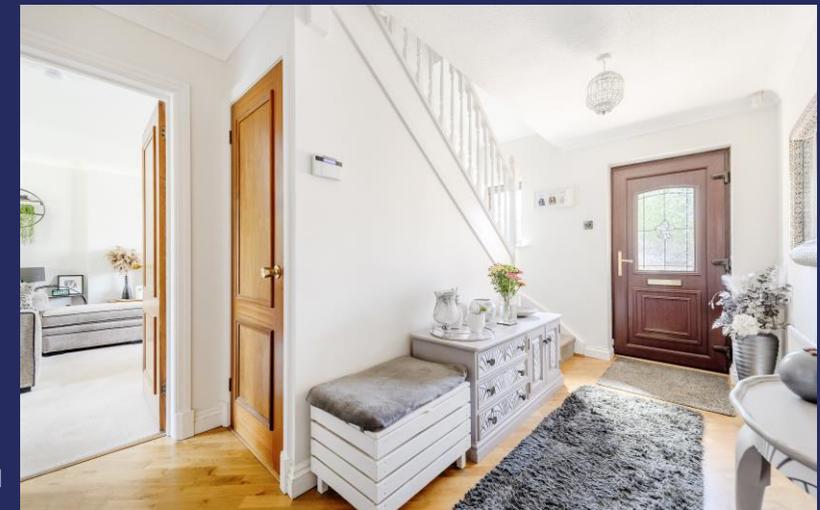
**9 Woodford Green, Bratton, Telford, TF5 0NS.**

**Offers in the Region of £650,000**



**Available with No Upward Chain, this executive style Detached House provides spacious and much improved accommodation comprising Four Reception Rooms, Four Bedrooms, Three En-suites and a double Garage. Located in a favoured residential area amongst similar style properties with a delightful wooded backdrop to the rear.**

- Executive style Detached House
- Lounge, Study, Family Room and Play Room
- Open plan Kitchen / Diner, Utility Room, Cloakroom
- Three Bedrooms with En-suites
- Fourth Bedroom, Bathroom, Gas CH, DG
- Double Garage, Extensive Parking, Beautiful rear garden



### Brief Description

This attractive Detached House has been beneficially extended to provide spacious and exceptionally well maintained accommodation; the layout of the property is so versatile that it lends itself extremely well for a variety of living styles including that of a large family / multi-generational living and the ability to work comfortably from home. Internal inspection is essential to appreciate this lovely home.

An open porch gives access into the spacious Entrance Hall with stairs to the first floor and useful storage cupboard, guest Cloakroom. Following the accommodation around in a clockwise direction - the open plan Kitchen Diner has a dual aspect with windows overlooking the front and to the rear garden, there are a range of drawers, base and wall mounted units with integrated full height fridge and freezer, eye level double oven and microwave, gas hob with extractor and dishwasher. The Utility with cupboards and space for appliances flows through into the Conservatory which provides access to and overlooks the beautiful rear garden.

Continuing through the ground floor you will find a Study located to the rear, through Lounge overlooking the front and rear with attractive feature electric fireplace and door into the extended accommodation where you will find a light and airy Family



Room with window and French doors to the rear, attractive electric fireplace and sliding doors leading into the Play Room with window on the front and service door to the side.

Starting to the left half of the property you will find a Bedroom with built-in wardrobes overlooking the front; continuing on to the Bedrooms Suites - to the rear is the original Bedroom One which provides a range of built-in sliding mirror door wardrobes and door leading into the spacious En-suite where you will find a shower cubicle, bath, vanity units with sink, toilet and a roof window. Again, appointed to the rear and incorporating part of the extension is a fabulous Bedroom with two built-in wardrobes and windows to the side and rear overlooking the beautiful wooded copse, door into the En-suite Shower Room with large storage cupboard. The final Bedroom suite overlooks the front and has a built-in cupboard with access into the Dressing Room with built-in wardrobes and door to the En-suite Shower Room, both of these form part of the extension.



Externally, the rear garden is a splendid feature all on it's own with a generous lawned garden with neat shrub borders, expansive patio areas, pathway to the rear boundary enjoying a superb wooded copse to its view line with gate providing access to the pathway running behind the properties and towards the Primary School. There is excellent provision for driveway parking to the front along with a detached Double Garage with further parking area to the side.



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## LOCATION

Situated at the head of a cul-de-sac with a delightful wooded copse to the rear along with a quiet pathway linking through towards the Primary School. The locality of Bratton is served by a range of neighbourhood facilities in the nearby centre of Shawbirch along with St Peters Primary School. Approx. 1 mile from the Village of Admaston with local shops. Approx. 3 miles away is the Historic Market Town of Wellington offering a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations, a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 6 is approximately 4 miles distant and offers access towards Shrewsbury (10 miles) in the West, in the east is Telford Town Centre (7 miles) with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## 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.

## DIRECTIONS

From Shawbirch Roundabout proceed along Shawbirch Road and at the Woolpack Roundabout carry on straight over and then take the first right onto the B5063 towards High Ercall and then take the 2nd left into Woodford Green. Follow the road to the end and no.9 is the second to last property on the left hand side.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## 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.

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## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**KITCHEN / DINER** 19' 1" x 18' 8" (5.82m x 5.69m) max.

**UTILITY ROOM** 6' 9" x 5' 2" (2.06m x 1.57m)

**CONSERVATORY** 12' 2" x 8' 3" (3.71m x 2.51m)

**CLOAKROOM** 6' 1" x 2' 9" (1.85m x 0.84m)

**STUDY** 9' 9" x 9' 6" (2.97m x 2.9m)

**LOUNGE** 20' 5" x 12' 9" (6.22m x 3.89m)

**FAMILY ROOM** 16' 3" x 15' 7" (4.95m x 4.75m)

**PLAY ROOM** 15' 7" x 10' 1" (4.75m x 3.07m)

**BEDROOM** 13' 3" x 9' 7" (4.04m x 2.92m)

**BEDROOM** 12' 0" x 11' 4" (3.66m x 3.45m)

**EN-SUITE** 12' 0" x 8' 0" (3.66m x 2.44m)

**SHOWER ROOM** 7' 2" x 6' 3" (2.18m x 1.91m)

**BEDROOM** 15' 7" x 15' 4" (4.75m x 4.67m) plus door recess area

**EN-SUITE** 9' 9" x 6' 1" (2.97m x 1.85m)

**BEDROOM** 13' 1" x 9' 9" (3.99m x 2.97m)

**DRESSING ROOM** 8' 1" x 6' 2" (2.46m x 1.88m)

**EN-SUITE** 8' 2" x 7' 1" (2.49m x 2.16m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



NOT TO SCALE

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