

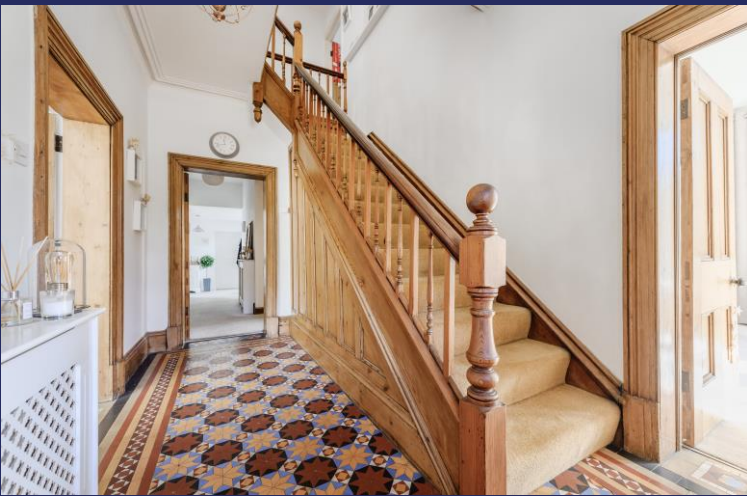


Woodlands House, Woodlands Lane, Horsehay

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Woodlands House, Woodlands Lane, Horsehay, TF4 3QF. Offers in the Region of £625,000



A stunning example of a beautiful semi-detached Period Property containing a wealth of period features and offering Three Reception Rooms, Four Bedrooms and a Double Garage. Enjoying a semi-rural location on the edge of Horsehay, in the vicinity of Woodlands Park, a delightful green area.

- Lounge with wood burning stove, Sitting Room with open fire
- Snug, Cloakroom, Shower Room, Cellar
- Attractive Breakfast Kitchen
- Four Bedrooms plus a Dressing Room
- Bathroom, Jack & Jill Cloakroom
- Double Garage with generous gravel driveway
- Lovely sized Garden plot of approx. 0.3 acres
- Oil CH, majority Double Glazing



Brief Description

A sweeping gravelled driveway provides access to Woodlands House, a stunning example of a Period Semi-Detached House thought to date back to the very early 1800's and having a wealth of character features throughout the beautifully presented accommodation. Steps ascend to the entrance door with beautiful feature stained glass and opening to the Entrance Hall with stairs to the first floor. The Sitting Room, being light and airy with a bay window to the fore and window to the side and enjoying an attractive open fireplace. The Lounge, also located to the front, an elegant room with window overlooking the front and a feature Inglenook with a wood burner. Within the middle section of the property you will find a Cloakroom and a separate Shower Room; a door with staircase descends to the Cellar which provides a fantastic storage space.

From the inner hall a door opens to the Breakfast Kitchen, another light and airy room, having a good range of drawers, base and wall mounted units, integrated Fridge / Freezer, feature brick inglenook with Aga and further cupboards to the side, working surfaces with inset Belfast style sink unit and drainer, glazed display cabinets and glazed French doors with side windows leading out to the balcony. The inner hall continues to the very rear of the property where you will find a Snug overlooking a courtyard to the rear, built-in cupboards and window and door to the side gravelled driveway; a door opens into the spacious Double Garage with windows and two doors, rear service door to the courtyard area.



Stairs ascend to the first floor Landing - entering a Dressing Room (could be used as a Study) with window to the front and door leading into Bedroom One which has a dual aspect to the front and side. Bedroom Two has a window to the front and door into a Jack & Jill En-suite Cloaks with toilet and wash basin, from here a door leads into Bedroom Four with a window to the rear and door to the Landing. Bedroom Three has a built-in wardrobe and window overlooking the side gardens. The main Bathroom has a white three piece suite.

Externally, the property enjoys a generous sized garden plot of approximately 0.3 acre and is predominantly made up with lawned gardens and established shrub borders. The gravelled driveway provides parking to the front of the House and sweeps past the side around to the rear Garaging area where you will find a patio area along with a timber store.



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LOCATION

Situated on the fringe of the popular area of Horsehay, within close proximity to Woodlands Park, a communal green area and approx. 3 miles from the World Heritage Site of Ironbridge. 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.

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 and electricity are available. Heating is from an oil system and drainage is to a septic tank. 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 Wellington proceed along Dawley Road, at the roundabout take the 3rd exit onto Wellington Road (A5223) at the next roundabout take the 3rd exit continuing along the A5223 towards Ironbridge. At the roundabout turn left onto Wellington Road (signposted for Lightmoor Village) and then take the third right turn into Woodlands Lane. Follow this down to the end and Woodlands House is the last property on your left hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01952 221 200 or Email: 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:

LOUNGE 19' 5" x 16' 2" (5.92m x 4.93m)

SITTING ROOM 14' 10" x 13' 5" (4.52m x 4.09m)

SNUG 11' x 10' 10" (3.35m x 3.3m)

CLOAKROOM 5' 3" x 4' 3" (1.6m x 1.3m)

SHOWER ROOM 8' 0" x 3' 4" (2.44m x 1.02m)

BREAKFAST KITCHEN 14' 0" x 12' 6" (4.27m x 3.81m)

CELLAR 13' 8" x 13' 5" (4.17m x 4.09m)

DRESSING ROOM 8' 0" x 6' 2" (2.44m x 1.88m)

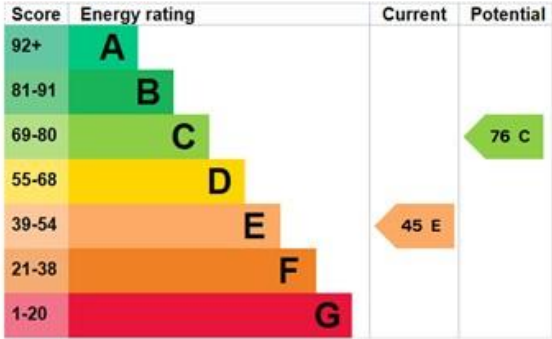
BEDROOM ONE 14' 1" x 13' 6" (4.29m x 4.11m)

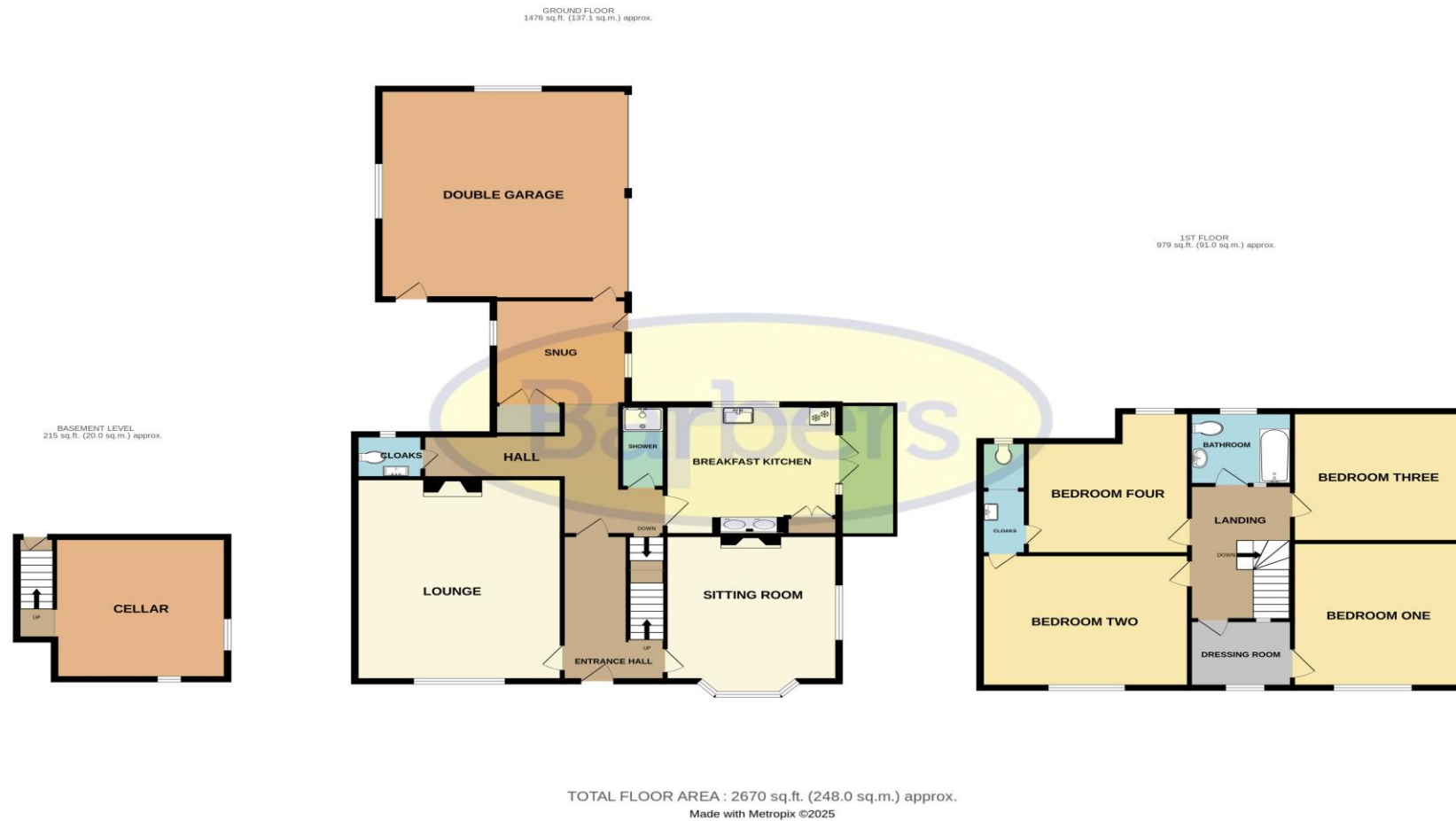
BEDROOM TWO 16' 3" x 12' 1" (4.95m x 3.68m)

JACK & JILL CLOAKROOM 6' 9" x 4' 5" (2.06m x 1.35m) max.

BEDROOM THREE 14' 0" x 12' 6" (4.27m x 3.81m)

BEDROOM FOUR 10' 5" x 10' 1" (3.18m x 3.07m) plus recess in addition





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 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.



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