



Helping *you* move



37 Cheltenham Court, Leegomery

This surprisingly spacious semi-detached bungalow offers a large double bedroom, shower room, lounge/diner, kitchen and communal parking just outside the front door. Conveniently placed for local shops and Primary Education facilities.

Offers in the Region of

£130,000

37 Cheltenham Court, Leegomery, Telford, TF1 6UX.

Overview

- Semi-Detached Bungalow
- Available with NO UPWARD CHAIN
- Tenant in situ, however, vacant possession can be given
- Lounge/diner
- Kitchen
- Large double bedroom
- Shower room
- Communal parking
- Enclosed garden
- Gas CH, Double Glazing
- Freehold. EPC C. Council Tax A



Location

Situated in the popular residential locality of Leegomery being served by a range of neighbourhood facilities and Primary School. An excellent road network links the property to the traditional market Town of Wellington and modern leisure and shopping facilities of Telford Town Centre.

Brief Description

This Semi-Detached Bungalow has been well cared for over the years and offers deceptively spacious accommodation throughout. The property is currently tenanted at a rate of £580pcm, however, vacant possession can be provided upon completion, if required.

Entered from the front, a through hallway features both a storage cupboard housing the boiler and an additional walk-in storage cupboard. The full width lounge/diner has sliding patio doors which open to the garden, giving it a bright and spacious feel. The breakfast kitchen is of a good size, with a range of wood effect units having contrasting worktops over and complementary tiling. Inset stainless steel sink and drainer, space for a free-standing cooker and space and plumbing provision for a washing machine. Further space available for a fridge freezer

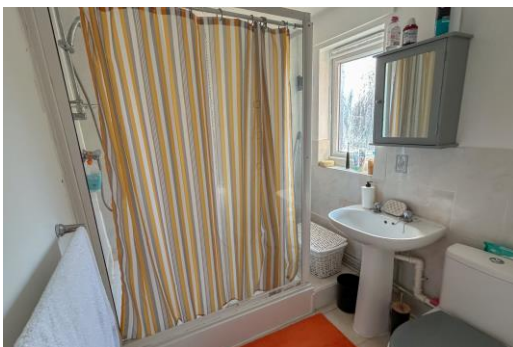


and tumble drier or alternative under-counter appliance. Ceramic tiled floor and courtesy door to the garden.

The bedroom is of a generous double size, having dual aspect with window to both the garden and to the front of the property. There is a shower room with white suite including a shower cubicle having thermostatic shower, WC and wash basin.

Externally, the property has a storage cupboard adjacent to the front door, where the meters are housed. A timber gate opens to the fully enclosed rear garden with brick wall to the boundary edging having a fenced top, grassed area and pathway adjacent to the property. There is an outside tap for convenience.

Communal parking is available close to the property, at the end of the cul-de-sac.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. There is currently a tenant in situ, paying £580 pcm, however, vacant possession can be given upon completion, if required.

LOCAL AUTHORITY

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

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 Princess Royal Hospital roundabout proceed into Grainger Drive and follow this to the mini roundabout and turn left into Pool Farm Avenue. Take the first right into Cheltenham Court and follow this around to the right and no.37 will be found at the end of the cul-de-sac on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE32695.270223

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
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE/DINER 15' 8" x 10' 8" (4.78m x 3.25m)

L-SHAPED KITCHEN 12' 6" max (9'0" min) x 8' 0" max (4'9" min) (3.81m x 2.44m)

WALK-IN STORAGE CUPBOARD 6' 4" x 3' 3" (1.93m x 0.99m)

BEDROOM 14' 3" max (8'6" min) x 9' 2" max (5'10" min) (4.34m x 2.79m)

SHOWER ROOM 6' 7" x 5' 10" (2.01m x 1.78m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

A copy of the full EPC can be provided upon request

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



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.