



Helping *you* move



17 Reynards Coppice, Sutton Hill

This beautifully presented Four Bedroom Detached House, benefits from a generous south facing garden and No Upward Chain

Offers in the Region of

£350,000

17 Reynard's Coppice, Telford, Shropshire, TF7 4NJ.

Overview

- Detached House
- No Upward Chain
- Four Bedrooms, Ensuite
- Lounge, Dining Room
- Breakfast Kitchen
- Utility, D/S WC
- South Facing Garden
- Family Bathroom
- Garage and Driveway
- Gas CH, Double Glazing
- EPC D, Council Tax D



Location

Situated in this established locality on the perimeter of Sutton Hill and Great Hay, convenient for the Golf Club and neighbourhood amenities. The UNESCO World Heritage site of Ironbridge Gorge, steeped in history with a plethora of Museums and traditional town, is some 3 miles distant. Primary and Secondary education facilities are available throughout the area and Telford Town Centre with its excellent modern range of shopping, leisure facilities and Town Park is also some 3 miles distant. An excellent road network links the property to all parts of the area including the M54 which provides commuter access to the wider West Midlands conurbation in the east and to Shrewsbury and beyond in the west.

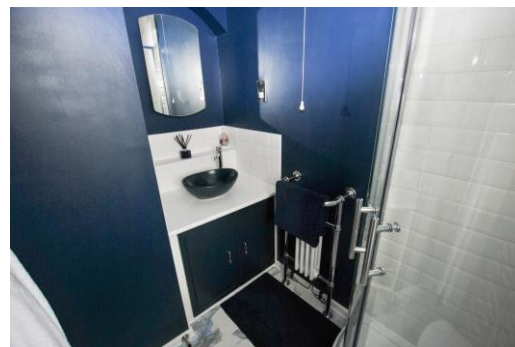
Brief Description

This Four Bedroom Detached House offers spacious and well-presented living space. The accommodation comprises, entrance porch with door to Hallway and door to Living Room with bay window, gas fire and door to Dining Room with patio doors to garden, a fitted Breakfast Kitchen with worktop inset with bowl ½ sink, a range of base and eye level wall mounted cupboards, four ring gas hob, with extractor over, electric oven, space and plumbing for dishwasher, window to rear elevation, understairs storage cupboard and door to rear lobby, with door to WC and archway to Utility, which has window to side, worktop inset with sink, space and plumbing for washing machine, further space for appliance and door to integral Garage.



Stairs from the hall ascend to the first-floor landing, having loft hatch, airing cupboard and doors to Master Bedroom, enjoying window to front elevation, built in wardrobes and door to Refitted Ensuite, with shower cubicle, low level WC, sink inset in vanity unit and window to front. The three further bedrooms all enjoy built in Wardrobes, two overlook the rear and the fourth overlooks the front. The family bathroom has panelled bath with shower over, low level WC, wash hand basin and window to Rear.

Externally there is a landscaped south facing rear garden with a range of entertaining areas, mature trees and plants with a wooded outlook. To the front the property has a driveway, with lawn and mature bushes to side that gives access to the porch and the integral garage.



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.

LOCAL AUTHORITY

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

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

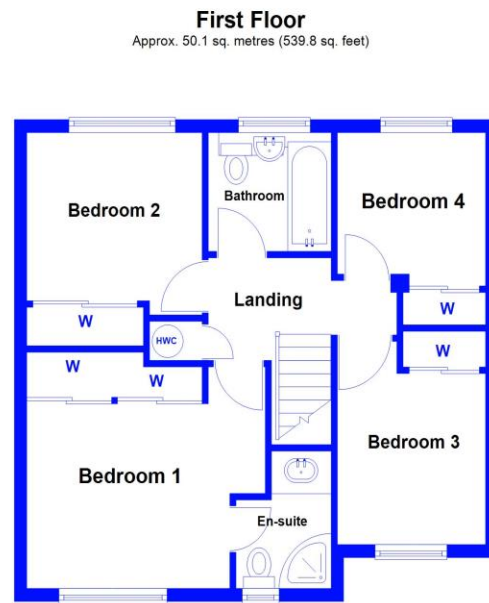
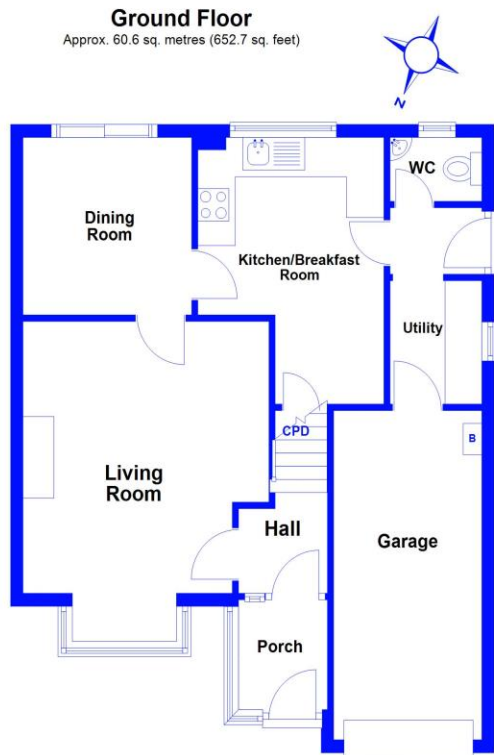
From Telford town centre proceed along the A442 (Bridgnorth/Kidderminster road). At Brockton island take the third exit to the next roundabout and turn left into Sutton Way. Continue along this road and take the fourth turning left into Reynards Coppice where the property can be found on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE 38022230525

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.



Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.

All measurements quoted are approximate:

LOUNGE 13' 7" x 13' (4.14m x 3.96m)

DINING ROOM 8' 9" x 8' 9" (2.67m x 2.67m)

BREAKFAST KITCHEN 9' 7" x 12' 8" (2.92m x 3.86m)
Max Narrowing to 8' 9"

UTILITY 5' 8" x 5' 2" (1.73m x 1.57m)

BEDROOM ONE 13' 1" x 11' 5" (3.99m x 3.48m)

BEDROOM 9' 3" x 9' 1" (2.82m x 2.77m)

BEDROOM 7' 8" x 7' 4" (2.34m x 2.24m)

BEDROOM 10' x 7' 8" (3.05m x 2.34m)

GARAGE 16' 5" x 7' 8" (5m x 2.34m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

1 Church Street, Wellington, Telford, TF1 1DD

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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.