



Elmwood, Spring Village

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Elmwood, Spring Village, Telford TF4 2LX

Freehold – Offers Over £650,000



A thoughtfully extended, recently renovated and tastefully presented six bedroomed family home, situated in a popular semi-rural village, having flexible accommodation, garage and off road parking, available with NO UPWARD CHAIN

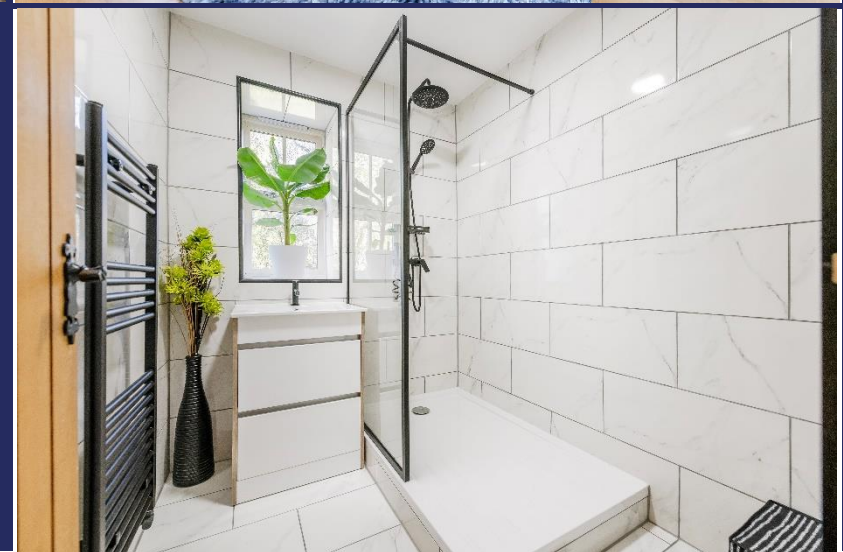
- Deceptively spacious property in quarter of an acre
- Six double bedrooms (two en-suite), two further bathrooms
- Open plan kitchen / dining area with utility room, gf cloaks/WC
- Living room with log burner, generous conservatory
- Extended detached garage and plenty of parking
- Superb patio entertaining area
- Fully insulated and wired outside bar / office
- Freehold EPC Rating: E Council Tax Band: E



Brief Description

Nestled on the edge of this small village, Elmwood benefits from an enclosed, secluded garden, which surrounds the property, extending to the side and rear. Internally, the accommodation has been sympathetically modernised to suit the period of the property, and features double glazing throughout, oak flooring, oak doors, contemporary kitchen and high specification bath/shower rooms. The property is majority 'smart wired' with Alexa controlled light switches and speakers in some rooms, as well as an app-controlled heating system.

The property was thoughtfully extended some years ago and has since been tastefully renovated by the current owners. It is entered from the side, where a hallway gives access to the ground floor rooms and stairs to the first floor. The main living room is spacious and bright, with both a large window looking onto the driveway and French style patio doors opening to the main garden. A log burner in a recessed fireplace provides warmth and focus to the room. Glazed double doors open into the dining room which is itself open to the kitchen area. Tri-folding doors from the dining room open into the conservatory, enabling the entire space to be open plan if desired, for entertaining.





The kitchen and dining room are fitted with contemporary units of base and wall mounted cupboards and drawers, with solid wooden work surfaces and integrated appliances (fridge freezer, mid-height oven and dishwasher). A range style cooker with glazed splashback and extractor fan complete the room. Matching units also fit out the utility, with concealed boiler, washing machine and tumble drier. Two bedrooms, a recently fitted shower room and separate Cloaks/WC complete the ground floor.

The master bedroom suite provides the 'wow factor' to the first floor, with the bedroom itself extending to 19'4", complemented by a generous dressing room with built in wardrobes and a refitted en-suite shower room. The remaining three bedrooms are all generous doubles, with one being en-suite. The fully tiled family bathroom features a roll top bath and separate shower cubicle.

With two gated entrances, there is plenty of off road parking for a family. The fully enclosed garden has areas to sit and enjoy the sunshine at different times of the day and benefits from a fully insulated outdoor bar / office room, with log burner, power and light. The large double garage has a remote controlled, child safety electronic roller shutter door, with boarded apex loft storage space, side courtesy door and window.



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LOCATION

Spring Village is a delightful small village style community situated in a Conservation Area, close to Horsehay Pool with the Telford steam railway running alongside. The village is a little over two miles south west of the wide range of shopping and recreational facilities at Telford town centre, including the New Southwater development, the M54 motorway and the town’s central railway station. The historic township of Ironbridge, which is a World Heritage Site, is some three miles to the south; the Horsehay Golf Course is also nearby.

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. Drainage is to a private cesspit, located below the circular patio. The property is heated by an oil fired heating system. 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 the Lawley Common Roundabout, take the Dawley Road, travelling for approximately quarter of a mile, then take the right hand turn into Horsehay Common (an unadopted road), marked by our pointer board. Follow this road for approximately quarter of a mile, where there will be an offset crossroads. Take the left hand branch and the property can be found after about one hundred yards, on the right hand side.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. The property is in Council Tax Band E

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

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.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LIVING ROOM: 19' 4" (max) x 19' 4" (max) (5.89m x 5.89m)

DINING ROOM: 14' 3" x 10' 6" (4.34m x 3.2m)

CONSERVATORY: 12' 8" x 10' 10" (3.86m x 3.3m)

KITCHEN: 12' 4" x 10' 9" (3.76m x 3.28m)

UTILITY ROOM: 8' 4" x 8' 0" (2.54m x 2.44m)

BEDROOM 6: 10' 9" (max) x 10' 8" (max) (3.28m x 3.25m)

BEDROOM 5: 10' 9" x 10' 9" (3.28m x 3.28m)

SHOWER ROOM: 6' 6" x 6' 0" (1.98m x 1.83m)

CLOAKS/WC: 6' 2" x 2' 8" (1.88m x 0.81m)

MASTER BEDROOM SUITE:

MASTER BEDROOM: 19' 4" x 11' 5" (max) (5.89m x 3.48m)

DRESSING ROOM: 14' 4" x 10' 8" (max) (4.37m x 3.25m)

EN-SUITE SHOWER ROOM: 8' 5" x 3' 9" (2.57m x 1.14m)

BEDROOM 2: 11' 1" x 10' 3" (3.38m x 3.12m)

EN-SUITE SHOWER ROOM: 7' 5" x 3' 8" (2.26m x 1.12m)

BEDROOM 3: 11' 7" (min) x 10' 8" (3.53m x 3.25m)

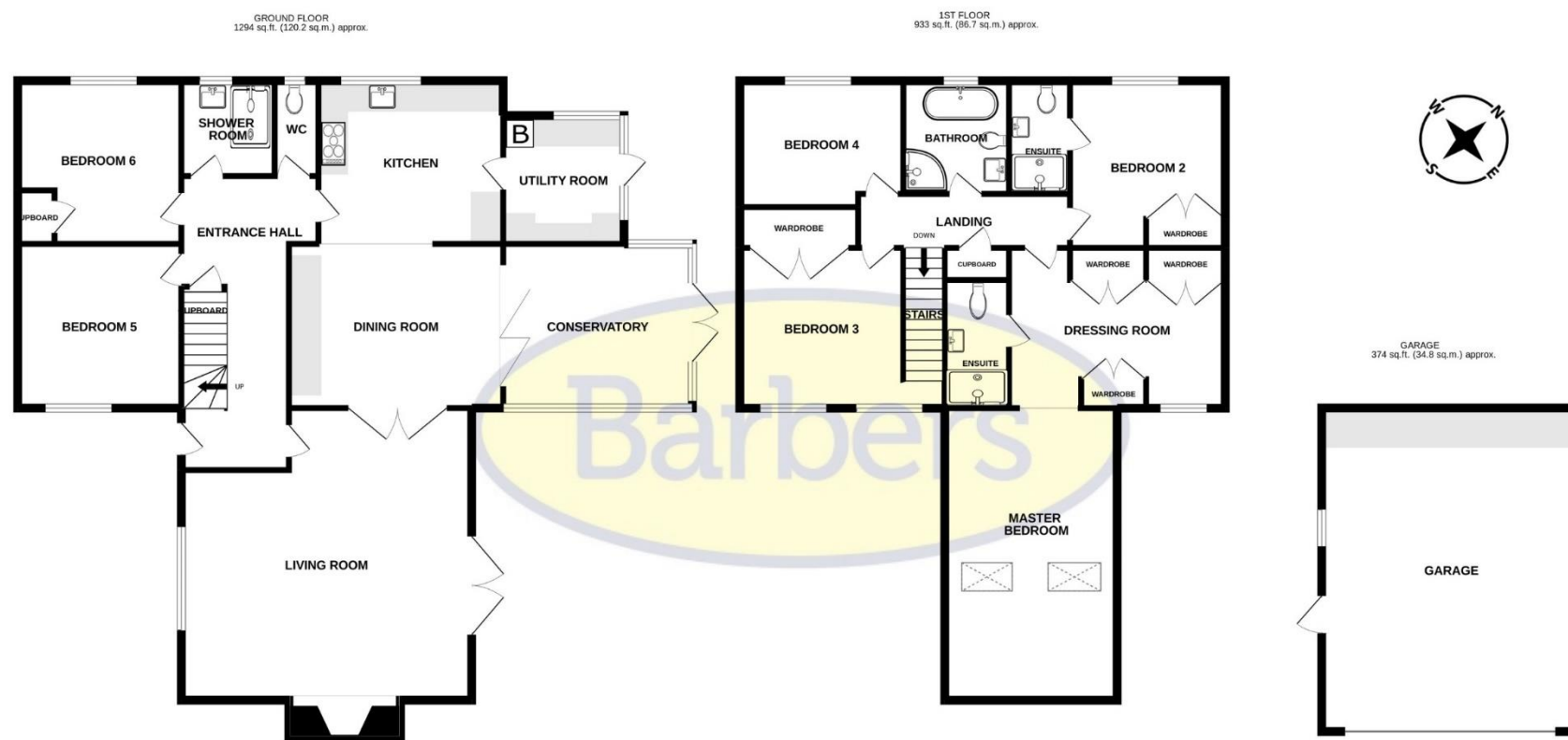
BEDROOM 4: 8' 4" x 7' 4" (2.54m x 2.24m)

FAMILY BATHROOM: 7' 5" x 7' 0" (2.26m x 2.13m)

DETACHED GARAGE: 21' 7" x 17' 4" (6.58m x 5.28m)

GARDEN BAR / OFFICE: 19' 4" x 9' 6" (5.89m x 2.9m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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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