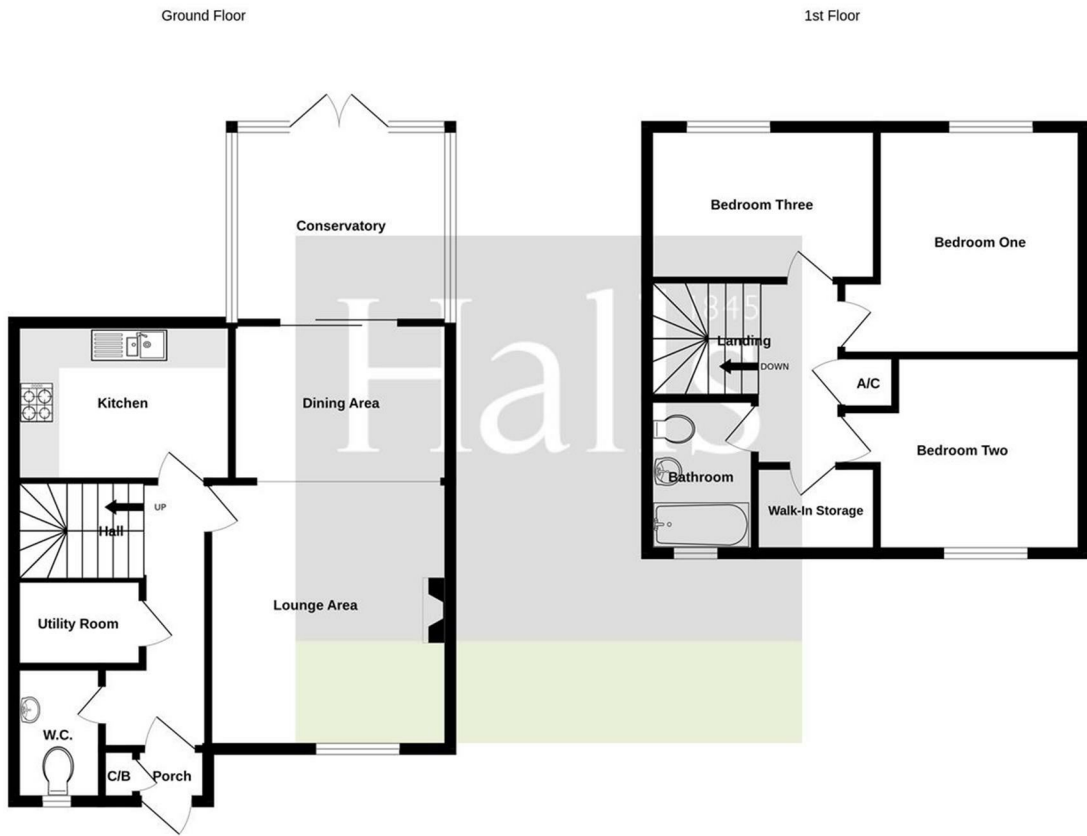


FOR SALE

33 Anson Drive, Leegomery, Telford, TF1 6XW



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

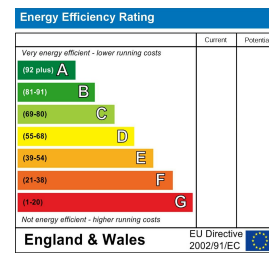
Offers in the region of £160,000

33 Anson Drive, Leegomery, Telford, TF1 6XW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This three-bedroom property is perfect for first-time-buyers and investors looking to add to their portfolio.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- In Need of Modernisation
- Double Bedrooms
- Conservatory
- Perfect for First-Time-Buyers
- Close to Hospital
- Utility Room / W.C.

DIRECTIONS

From our office on Market Street, head towards the traffic lights and take a right turn onto Bridge Road. Continue towards the Morrisons roundabout and take the third exit onto Vineyard Road, continuing to the top of the road before taking a left turn onto King Street. At the next roundabout, take the second exit onto Apley Avenue, and then at the hospital roundabout, take the third exit onto Grainger Drive. Follow the road for just over ½ mile before taking the first exit at the next roundabout onto Pool Farm Avenue. At the next roundabout, take the second exit onto Leegate Avenue and then the first right turn onto Anson Drive. Take the second left turn once on Anson Drive where the property can be found on the right hand side.

DESCRIPTION

This three-bedroom end-of-terrace property is the perfect purchase for first-time-buyers and investors alike. The ground floor has an open-plan lounge/diner, with patio doors leading into the conservatory. There is also a kitchen that was installed in 2017, a utility room, and a W.C. besides the entrance for convenience.

Upstairs, there are three double bedrooms, and a three-piece bathroom suite with overhead shower. Additionally, there is a large cupboard on the landing, which is currently utilised as a walk-in wardrobe.

Externally, there is an enclosed low-maintenance garden to the front elevation, and a garden that is mainly laid to lawn to the rear.

LOCATION

Leegomery is ideally situated close to the Princess Royal Hospital, with a range of local amenities from convenience stores to a GP Surgery. Wellington is a short distance away, with further shopping facilities, including supermarkets and a train station connecting you with Shrewsbury, Wolverhampton and Birmingham. Telford Town Centre is around a 10 minute drive away, with a wide range of shops and entertainment venues.

GROUND FLOOR

ENTRANCE HALL

With doors leading to the principal rooms.

KITCHEN

Fitted in 2017, there is a range of wall and base units, oven, hob with extractor fan, and a sink with drainer.

LOUNGE/DINER

A spacious open-plan reception room that spans the full length of the property.

CONSERVATORY

Situated at the rear of the property with patio doors from the lounge/diner and French doors leading into the garden.

UTILITY ROOM

With plumbing available for white goods and fitted units for storage.

W.C.

Situated besides the entrance for convenience and comprising wash-hand basin and W.C.

FIRST FLOOR

BEDROOM 1

A double bedroom with views to the front elevation.

BEDROOM 2

A further double bedroom with views to the rear elevation.

BEDROOM 3

A further double bedroom with views to the rear elevation.

BATHROOM

A White three-piece suite comprising bath with overhead shower, wash-hand basin and W.C.

EXTERNAL

FRONT ELEVATION

Enclosed paved garden with a range of shrubs and plants.

REAR ELEVATION

A private rear garden with storage sheds and lawn area.

LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

COUNCIL TAX

The property is currently showing as Council Tax Band A. Please confirm the council tax details via Shropshire Council on 03456789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@hallsgb.com.

POSSESSION AND TENURE

Freehold with vacant possession on completion.