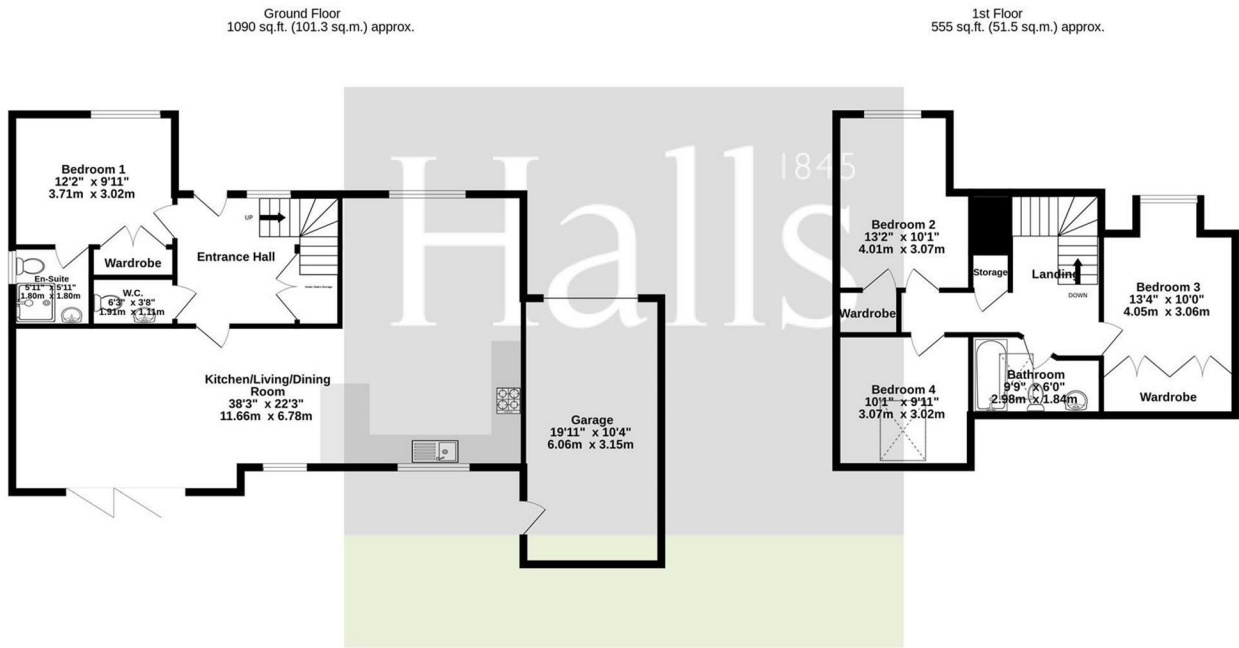


FOR SALE

The Orchard, 14 Rowan Avenue, Dawley, Telford, TF4 3PN



FOR SALE

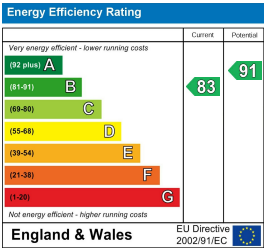
Offers in the region of £450,000

The Orchard, 14 Rowan Avenue, Dawley, Telford, TF4 3PN

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 recently built four double bedroom property is well-presented and spacious throughout, with an open-plan kitchen/living/dining room that is perfect for entertaining. The property is offered with no chain, and is available fully furnished if required.



01952 971800

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




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01952 971800



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- OPTION TO PURCHASE FULLY FURNISHED
- NO CHAIN
- Great Transport Links
- Close to Town Centre
- Finished to a High Standard
- Feature Kitchen/Living/Dining Room

DESCRIPTION
This recently built property is finished to an impeccable standard throughout, and is currently operated as a highly successful airbnb.
The ground floor has an expansive open-plan kitchen/living/dining room that is the focal point of the property and perfect for entertaining, providing bi-folding doors that lead out into the garden. The ground floor also benefits from a double bedroom with en-suite facilities, creating options for multi-generational living. There are also ample storage options and a W.C. off the entrance hall for convenience.
Upstairs, there are three further double bedrooms (two with built-in wardrobes) and a family bathroom suite.
Externally, there is plenty off parking available on the driveway in front of the single garage, and a well-maintained garden to the rear that comes complete with hot tub. Additionally, the property can be offered for sale fully kitted out as presented on the photos, with everything seen up for negotiation.

LOCATION
Situated in the established residential locality of Dawley being served by a range of shops in the District Centre along with a range of primary and secondary education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre

DIRECTIONS
From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit at the roundabout onto Glebe Street. In 310 yards turn right onto High Street. Stay on this road for 2.4 miles before taking the third exit at the next roundabout onto Dawley Road. In 0.6 miles at the next round about take the third exit again onto Springhill Road. In 0.9 miles you will come to another roundabout. Take the first exit onto Hinkshay Road. In 100 yards, turn right onto Beechwood Road. In 160 yards turn right again onto Rowan Avenue. Where in approximately 120 yards you will find the property on your right hand side.

ROOMS

GROUND FLOOR

LIVING/DINING/KITCHEN
The expansive open-plan living/kitchen/dining area offers a bright and airy feel to the property. With the kitchen providing ample worktop and storage space as there are a range of wall and base units as well as a window to the rear elevation. The dining area is spacious, enough to fit a large table whilst also offering a window to the front aspect. The living area has bi-fold doors which combines indoor and out door living seamlessly.

BEDROOM ONE/GYM
Although this room is currently being used as a gym it also has the option to be a double bedroom with views to the front elevation.

EN SUITE
A white three-piece suite comprising of shower facilities, hand-wash basin and a W.C.

W.C.
A white two-piece suite comprising of hand-wash basin and W.C.

FIRST FLOOR

BEDROOM TWO
A spacious double bedroom with views to the front elevation and fitted wardrobe space.

BEDROOM THREE
A double bedroom with views to the front elevation and a range of fitted wardrobes.

BEDROOM FOUR
A further double bedroom with views to the rear aspect from a Velux window.

BATHROOM
A white three-piece suite comprising of bath with overhead shower attachment, hand-wash basin and W.C.

EXTERNAL

GARAGE
A single garage with an up-and-over door as well as access to the rear of the property.

GARDEN
The peaceful and enclosed garden offers both patio and grassed area as well as a sheltered gravelled area, currently housing a hot tub.

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: E

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.