Tempertons

Estate Agents
Letting Agents
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2 Spruce Drive, Leegomery, Telford, TF1 6XG

Offers Over £200,000

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Leegomery is situated in north Telford, close to local amenities. and is located about two miles from the market town of Wellington, with its high street shops and supermarkets, train and bus stations, primary and secondary schools. The Princess Royal Hospital is also nearby as is a local centre with a pharmacy and Spa convenience store.

The property is offered with NO UPWARD CHAIN, set out in further detail below;

Front door into...

Porch
Further door to...

Lounge
14'11" x 10'11" (4.56 x 3.33)
A well proportioned room having a front aspect double glazed window and radiator.

Dining Room
12'10" x 8'1" (3.92 x 2.47)
Having a rear aspect double glazed window and radiator.

Kitchen
12'10" x 6'6" (3.92 x 1.99)
Base units comprising cupboards and drawers with contrasting work surfaces above. Stainless steel sink with drainer. Space for washing machine and upright fridge-freezer. Radiator and rear aspect double glazed window.

Inner Hall
Having a courtesy door to the rear garden and radiator.

Bedroom Four
16'4" max x 8'11" (4.99 max x 2.73)
A good sized room with multiple uses. Front aspect double glazed window and radiator.

Wet Room
Being fully-tiled having a wall mounted wash basin and electric shower. Side aspect double glazed window.

WC
Low-level flush WC and wall mounted wash basin.

Stairs from the Dining Room rise to the first floor Landing, having a side aspect double glazed window and hatch to loft.

Bedroom One
11'0" x 8'8" (3.37 x 2.66)
Double bedroom having a front aspect double glazed window and radiator. Built-in wardrobe.

Bedroom Two
9'9" x 8'3" (2.99 x 2.54)
Double bedroom having a rear aspect double glazed window and radiator. Built-in wardrobe and storage cupboard.

Bedroom Three
8'0" x 5'10" (2.45 x 1.80)
Front aspect double glazed window and radiator

Bathroom
Being partially tiled with panelled bath, pedestal wash basin and low-level flush WC. Rear aspect window and radiator.

Outside
A block pavioured driveway provides off-road parking for several vehicles. To the rear of the property is an additional parking space leading to a detached GARAGE (5.25 x 2.50) having power and light. The rear garden is set to patio and lawn areas with shrubbed borders.

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: C (70)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: Telford is a historic coal mining area but we have not been made aware of any mining related issues. Buyers are to make their own enquiries.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

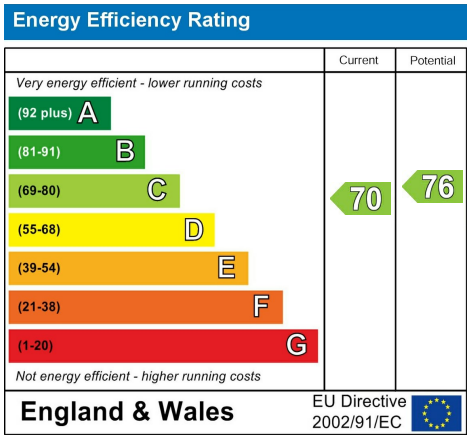
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

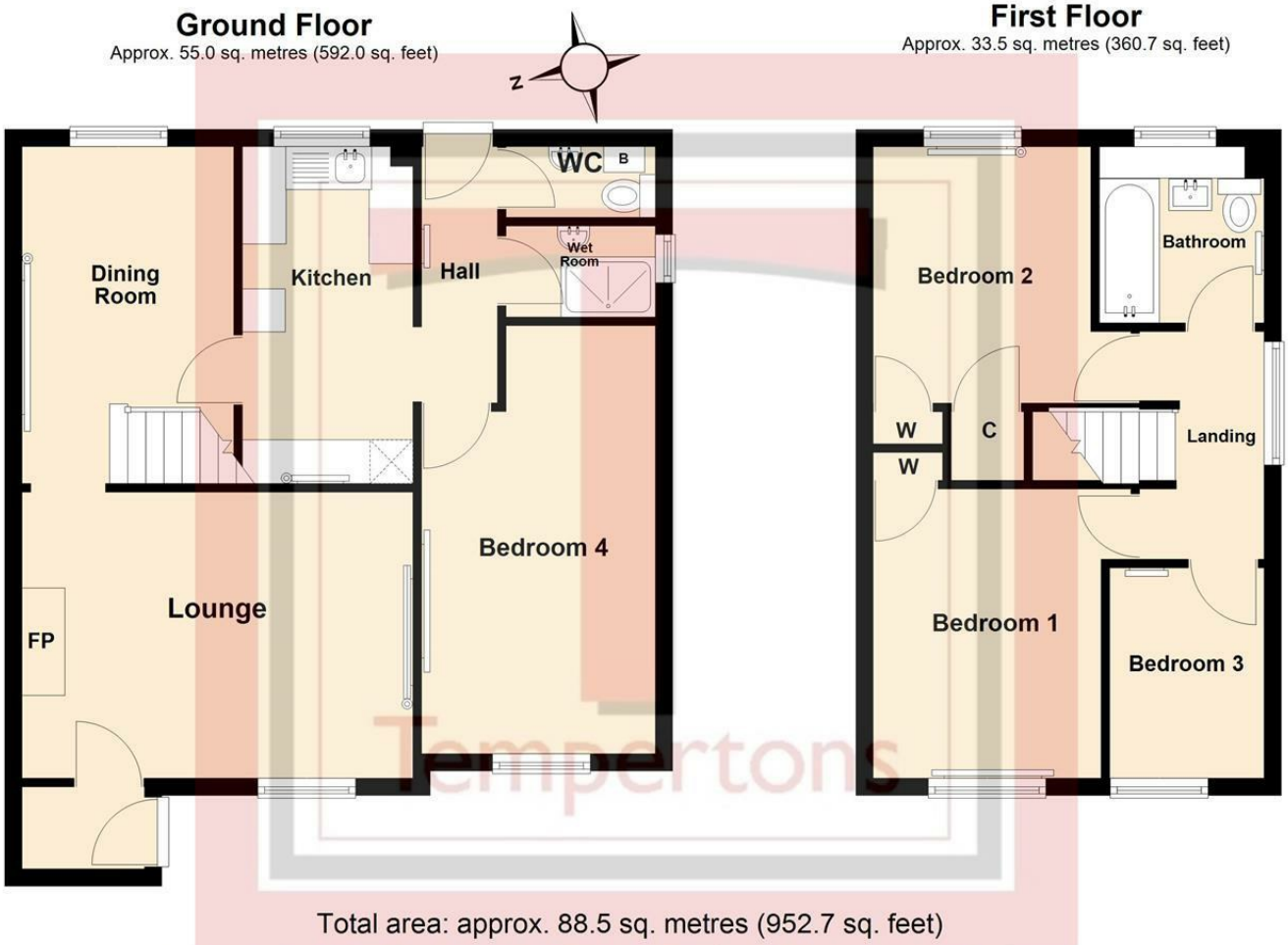
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Total area: approx. 88.5 sq. metres (952.7 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

2 Spruce Drive, Leegomery, Telford

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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