



5 Bloomfield Crescent, Doseley, Telford, TF4 3FL

BERRIMAN  
EATON

## 5 Bloomfield Crescent, Doseley, Telford, TF4 3FL

A well located second floor apartment forming part of a highly regarded, modern development in a sought after location

### LOCATION

5 Bloomfield Crescent stands with a modern development by well known builders of repute, David Wilson Homes, and was originally built in 2020.

The apartment is well placed for easy access to the varied facilities provided by Doseley itself with the historic town of Ironbridge being nearby. Telford town centre is within easy reach with its comprehensive array of amenities.

### DESCRIPTION

5 Bloomfield Crescent is a top floor apartment in a purpose built three storey building and provides well proportioned two bedroom accommodation which has been well maintained over the years. The living room has a pleasant outlook and the kitchen was upgraded when first purchased.

### ACCOMMODATION

A panelled front door opens into the HALL with LVT flooring, a cloaks and storage cupboard, a utility cupboard with LVT flooring and a 'study recess' with window. The SITTING ROOM has double glazed French doors opening onto a Juliette balcony with a matured green backdrop and there is an open doorway into the KITCHEN with contemporary gloss fronted units, a Zanussi electric hob with glass splash back, stainless steel extraction chimney above and a built under Zanussi electric oven, built in Zanussi fridge and freezer, integrated Zanussi dishwasher, integrated Zanussi washer dryer, a concealed Ideal combination boiler, a window and LVT flooring.

BEDROOM ONE is a good double room in size with a double glazed window with tree studded views and a double wardrobe with sliding doors, hanging rail and shelf. BEDROOM TWO is a good room in size with a double glazed window and hanging rail. The BATHROOM has a Sottini suite with panelled bath with shower over, pedestal basin, WC, LVT flooring, part tiled walls, shaver point, a double glazed window, a ladder towel rail radiator and an extractor fan.

### OUTSIDE

The apartment development stands within matured, communal grounds and gardens. The property benefits from an allocated PARKING SPACE and visitors parking spaces are available.

### LEASE DETAILS

The property is held on a lease of 999 years from the 29th September 2020. There is an annual service charge which equates to approximately £1,600 per annum which is split into two payments.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND A – Telford and Wrekin

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – we are advised by the vendors that the only provider that can be connected is See The Light

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows medium risk.

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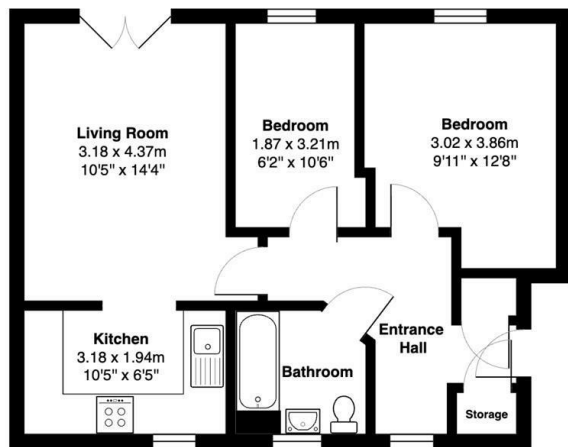
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Offers Around  
£145,000

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



