



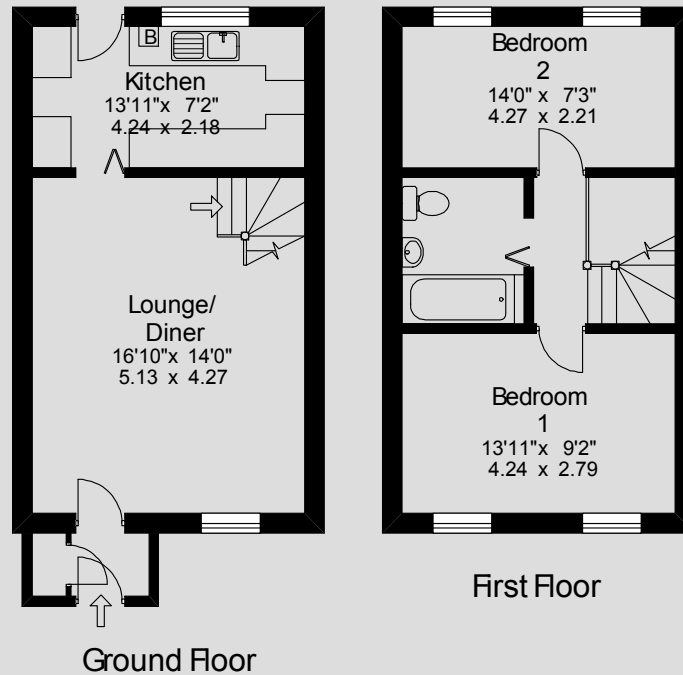
nick tart

www.nicktart.com

Conroy Drive, Dawley, Telford

nick tart

Approx Gross Floor Area = 700Sq. Feet
(Excluding Porch) = 64.89Sq. Metres



For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com



Conroy Drive, Dawley, Telford, Shropshire, TF4 2RW

WITH ALLOCATED PARKING AT THE REAR: A freehold two bedroom terraced house.

- Entrance porch
- Lounge/diner
- Kitchen
- 2 bedroom
- Bathroom/wc
- Allocated parking
- Front and rear gardens
- Energy Rating: D



Situation

Dawley is an established locality with a varying mix of property styles and is situated in central Telford. Dawley has its own district centre which has been redeveloped (Aug 2010) and is a little less than two miles to the southwest of the Telford town centre with its wide range of amenities, including the towns central railway station and connection to the M54 motorway.

The property

Has the benefit of off road parking situated at the rear. The accommodation comprises an entrance porch which gives access to the open plan lounge/diner which has a living flame effect gas fire with feature surround, access to the kitchen and spiral staircase ascending to the first floor. The kitchen has a range of base and wall units, space for cooker and three additional appliances and a door leading to the rear garden.

On the first floor there is a landing area with access to two double bedrooms and family bathroom/wc. Both bedrooms have wall mounted gas heaters whilst the bathroom/wc has a modern white suite comprising the usual facilities with the benefit of having a shower over the bath.

Outside

The rear garden has a decked area, grassed area with stepping stones and pedestrian access leading to the residents parking area.

How to get there - from the Telford town centre pass the police station; at the roundabout take the third exit onto West Centre Way; at the mini roundabout proceed straight ahead and at the Old Park roundabout take the first exit onto Dawley Green Way; at the next roundabout take the third exit continuing on Dawley Green Way; at the next roundabout take the fourth exit onto Heath Hill then turn right into Old Office Road which in turn leads to Conroy Drive where the property is on the right hand side indicated by a Nick Tart for sale board.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band B (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

A property information questionnaire is available at any time upon request.

TF8047/PS



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

Suite 2.10, Grosvenor House, Central Park, Telford, Shropshire, TF2 9TW

Tel: (01952) 200255

Fax: (01952) 299541

Email: telford@nicktart.com

www.nicktart.com

Also at
Ironbridge, Albrighton, Wolverhampton (Tettenhall), Bridgnorth

