



Helping *you* move



82 Stone Row, Malinslee

Offered for sale with No Upward Chain and having a lovely outlook to the front, this Three Double Bedroom House offers an excellent opportunity for a plethora of buyers.

Offers in the Region of

£155,000

82 Stone Row, Maninslee, Telford, TF3 2HJ.

Overview

- Mid Terraced House
- 3 Double Bedrooms
- No Upward Chain
- Lounge
- Kitchen / Diner
- D/s WC, Bathroom
- Gated private parking
- Gardens to front and rear
- Gas CH, Double Glazing
- Perimeter Position
- EPC C, Council Tax tbc



Location

Situated on the perimeter edge of Malinslee and being served by a range of local neighbourhood amenities, education facilities and also convenient for the Town centre of Dawley. An excellent road network links the property to all parts of the Telford area including the modern comprehensive range of shopping and leisure facilities available in the Telford Town Centre.

Brief Description

This traditional style mid terraced House has provided a much-loved home for decades, occupies a perimeter position and is offered for sale with no upward chain, Entering via an enclosed porch, the front door, opens into the Entrance Hallway with stairs to the first floor, door to downstairs WC, two useful storage cupboards and doors to the Lounge, which overlooks the front garden. The Dining Kitchen is located at the back of the property and provides a range of eye level wall mounted cupboards, work surface in set with ceramic sink and cupboards beneath. integrated 4 ring gas hob with electric oven below and extractor over, space and plumbing for washing machine, cupboard, window to rear and a door gives access to the rear garden.



The stairs ascend to the first floor galleried Landing which has doors to airing cupboard and further store cupboard - there are two Bedrooms to the front of the property, both having built-in storage cupboards, a further Bedroom overlooks the rear and enjoys built-in wardrobes. The bathroom consists of a panelled bath with shower over and pedestal wash hand basin, The property benefits from gas central heating and double glazing.

Outside

To the front the property there is a lawn inset with path with mature trees and hedge to side. To the rear there is a fully enclosed garden, enjoying patio, with steps to lawned area, shed and access to a further paved area, with pedestrian access gate and double gates allow vehicular access for parking.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

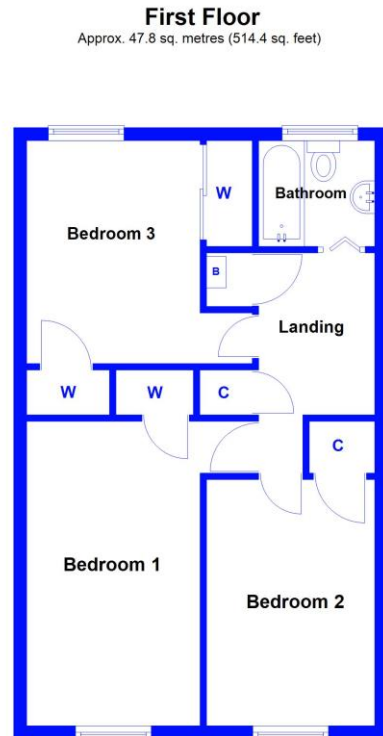
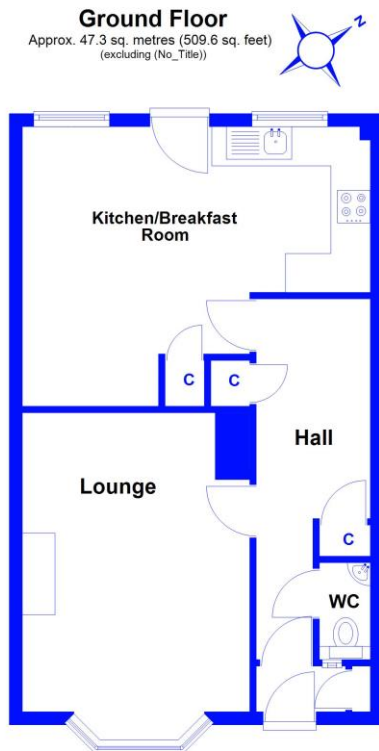
From Heath Hill roundabout take the exit onto Dawley Green Way, at the roundabout take the 3rd exit onto Church Road, merging onto Burnel Road and then take the 2nd left onto Stone Row, The house is located on the right and will be marked by the Barbers for sale sign

.METHOD OF SALE

For Sale by Private Treaty.

WE39314.010526

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 95.1 sq. metres (1024.0 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

82 Stone Row, Malinslee, Telford

All measurements quoted are approximate:

LOUNGE 15' x 11' 4" (4.57m x 3.45m)
max

Downstairs WC

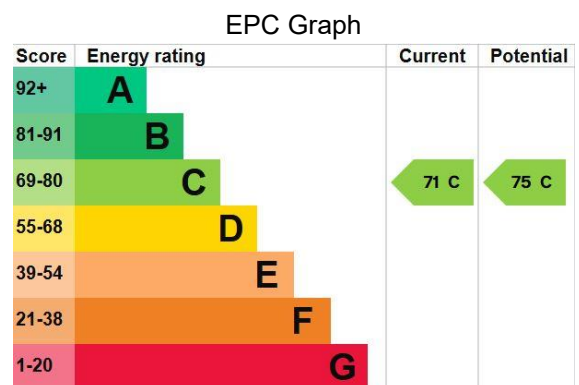
KITCHEN / DINER 17' 5" x 14' 0" (5.31m x 4.27m)
Narrowing too 8"4

BEDROOM ONE 15' 10" x 8' 7" (4.83m x 2.62m)

BEDROOM TWO 12' 10" x 8' 4" (3.91m x 2.54m)

BEDROOM THREE 11' 4" x 8' 7" (3.45m x 2.62m)

BATHROOM



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 221 200

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.