



Helping *you* move



3 Darrall Road, Lawley Village

An attractive, stylishly presented four bedroomed House with linked garage and driveway parking, located in a perimeter position in the popular residential area of Lawley being served by a range of neighbourhood shops, amenities and Primary School

Offers in excess of
£350,000

3 Darrall Road, Lawley Village, Telford, TF4 2GF.

Overview

- Lovely Double fronted House
- Lounge
- Dining Room
- Kitchen / Dining / Family Room
- Main Bedroom with En-suite
- Three further double Bedrooms
- Bathroom and Cloakroom
- Linked semi-detached Garage
- Rear Garden
- Gas CH, Double Glazing
- EPC C, Council Tax E
- Service Ch. payable



Location

Situated in the developing area of Lawley which offers a plethora of local shops, eateries and public house. Lawley Village Primary Academy is approx. 1/4 mile distant Lawley Primary School is also close by. Telford Town Centre is approx. 3 miles distant and offers an excellent range of shopping and leisure facilities along with Bus and Railway Stations and commuter access along the M54.

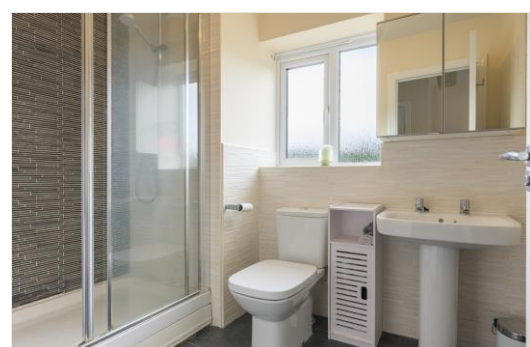
Brief Description

An attractive, double fronted House (linked by the Garages) with stylishly presented accommodation throughout. There is low hedging to the front with pathway and entrance door opening up into the spacious L shaped Hall with two windows, stairs to first floor and useful under stairs storage cupboard. The Lounge is off to the right, a light and airy room with two windows overlooking the front and French doors with side window looking out to the rear garden. The Dining Room is also located to the front with a dual aspect. A superb open plan Kitchen / Dining / Family Room has been refitted in the last couple of years and provides an excellent range of drawers, base and wall mounted cupboards with complementary working surfaces with inset sink unit and window to the rear; integrated dishwasher, eye level ovens, induction hob with extractor over, washing machine and space with provision for an American style fridge / freezer. This room is a lovely space for the family to come together and entertain with French doors accessing the rear garden and further side windows allowing even more light.



A guest cloakroom completes the ground floor accommodation. Stairs, with a turn, ascend to the first floor Landing with window to the rear and airing cupboard. The principal Bedroom suite enjoys a dressing area with built-in wardrobes, dual aspect windows to the sides and En-suite Shower Room. There are three further double Bedrooms, all facing the front and a principal Bathroom. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a driveway to the right side which provides access to the single Garage, attached to the neighbouring garage and property. The rear garden is of a low maintenance design with decking and patio area, artificial lawned area and pedestrian access into the Garage.



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. There is an Estate Service charge payable to BVT for the upkeep of the communal areas, this is currently £250 per annum.

LOCAL AUTHORITY

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

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 Wellington proceed along Dawley Road up into Lawley Village - as the road levels out at the top of the hill, opposite the white Church turn left into Smithy Way and then right into the linking road with a right turn onto Bailey Grove which joins Darrall Road - proceed towards the head of the road and no.3 is on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE38532.190825

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.

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE 14' 8" x 14' 7" (4.47m x 4.44m)

DINING ROOM 11' 2" x 10' 1" (3.4m x 3.07m)

KITCHEN / DINING / FAMILY ROOM 22' 3" x 11' 2" (6.78m x 3.4m)

CLOAKROOM 6' 3" x 3' 4" (1.91m x 1.02m)

BEDROOM ONE 11' 3" x 12' 4" (3.43m x 3.76m) (19' 9" 6.02m) max; L shaped room

EN-SUITE 7' 8" x 5' 1" (2.34m x 1.55m)

BEDROOM TWO 15' 0" x 10' 10" (4.57m x 3.3m) plus door recess

BEDROOM THREE 11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM FOUR 11' 5" x 8' 9" (3.48m x 2.67m)

BATHROOM 7' 1" x 6' 3" (2.16m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



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.