



**Estate Agents
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7 Southall, Dawley, Telford, TF4 3NE
Offers In The Region Of £180,000

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Dawley is a historic district and residential area in Telford, known for its important role in the Industrial Revolution. Once a centre for coal mining and iron production, Dawley contributed significantly to the development of nearby Ironbridge Gorge, often regarded as the birthplace of modern industry. Today, it forms part of the larger new town of Telford, offering a mix of traditional character and modern amenities. The area features local shops, schools, and community facilities, along with access to green spaces and nearby countryside.

7 Southall is a charming 2/3 bedroomed end terraced cottage of character. Requiring areas of refurbishment and modernisation, this delightful property benefits from a lovely mature front garden, landscaped to include numerous well established shrubs/bushes as well as a detached double garage and secure off road parking for at least four cars.

The gas centrally heated and mainly double glazed accommodation is set out in more detail as follows:-

uPVC panelled and patterned glazed front entrance door to

Reception / Dining Room

11'11" x 12'0" (3.65 x 3.66)

featuring inglenook fireplace, solid wood finished floor and beamed ceiling. Radiator. uPVC framed double glazed window with outlook to the front. Pine door to inner hall.

Inner Hall

with radiator, beamed ceiling and uPVC framed double glazed side window. Solid wooden door to

Kitchen

8'9" x 10'4" (2.69 x 3.17)

having bespoke fitted kitchen base and wall mounted cupboards finished in dark oak. Double basin Belfast style sink with brass effect mixer tap. Plumbing connection for a washing machine and space for a larder style fridge. Radiator. Quarry tiled floor and exposed pitched rafters as a feature. uPVC framed double glazed windows and external side door.

From the inner hall, pine door to

Lounge

16'10" x 12'0" (5.14 x 3.66)

having feature brick inglenook fireplace with brick/tiled hearth. Pine flooring and exposed beams as a feature. uPVC framed double glazed window with outlook to the front. Radiator.

Open riser spiral staircase to first floor landing.

Bedroom One

9'2" x 11'11" (2.81 x 3.64)

having exposed beams as a feature. Radiator. uPVC framed double glazed window having outlook to the front. Pine door.

Accessed off the landing is the

Bathroom

with enamel surface roll edge top bath having shower with rose head over. High level flush W.C. and pedestal wash hand basin. Radiator. uPVC framed patterned double glazed window. Pine door to

Bedroom Two

9'7" x 12'10" (2.93 x 3.92)

uPVC framed double glazed window with rear aspect. Radiator. Built-in cupboard housing mains combination boiler.

Off is

Bedroom Three/Dressing Room

7'3" x 11'10" (max) (2.23 x 3.61 (max))

uPVC framed window to the front and radiator. Exposed floorboards as a feature.

Outside

The property benefits from a generous size front garden, divided into areas of flagstone patio, lawns, well established shrubbed borders and beds, including Wisteria, Lilac, Magnolia, Acers and Camilia.

Detached double garage with double side hung doors and a concrete floor. Block paved driveway/secure parking area for four cars.

Additional Information

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

EPC RATING: D (57)

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: This property forms part of a deceased estate and the Executors have no knowledge of broadband or mobile services at the property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We understand that no additional charges are payable.

RIGHTS AND RESTRICTIONS: We have been advised that the property benefits from pedestrian right of access to the rear and across the front garden of No.9.

FLOODING ISSUES: This property forms part of a deceased estate and the Executors have no knowledge of whether the property has been flooded in the past 5 years. Due to the geographical location of the property, flooding is unlikely to have occurred.

PLANNING PERMISSIONS/DEVELOPMENTS: The Executors are not aware of any planned developments or permissions that would affect the property.

COAL FIELDS/MINING: We are not aware of any mining related issues having affected the property. Telford is an historic mining area and prospective purchasers are advised to make their own enquiries with regards to this issue.

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

DIRECTIONS: From the A4169 roundabout at Aqueduct, proceed north on Castlefields Way. Take the third left turning into Southall. The property is just on the right side with double gated access and property number.

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.

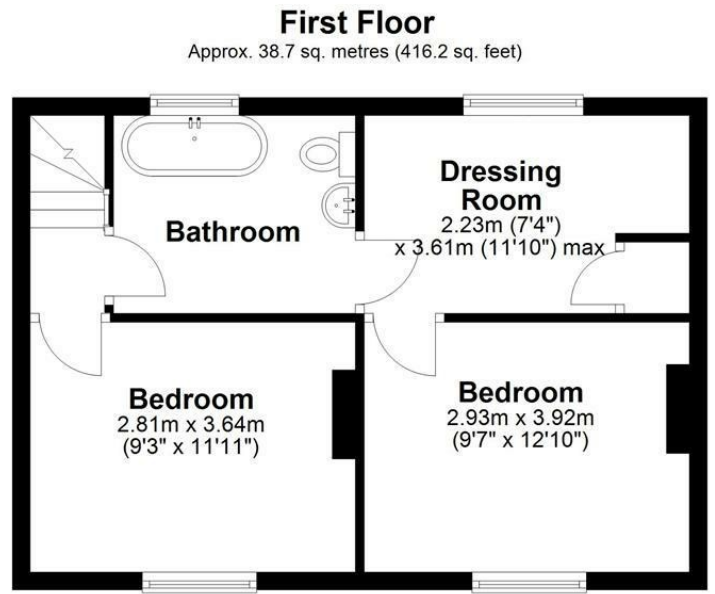
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73
England & Wales		EU Directive 2002/91/EC



Total area: approx. 85.6 sq. metres (921.5 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.