



Helping *you* move



33 Stone Row, Malinslee

This generously sized semi-detached home, complete with its own garage, is positioned within the well-established and highly convenient Malinslee area of Telford. The location is ideal for families and commuters alike

Offers in the Region of

£179,950

33 Stone Row, Maninslee, Telford, TF3 2HH.

Overview

- Semi Detached House
- Three Bedrooms
- No Upward Chain
- Lounge
- Kitchen / Diner
- D/s WC, Bathroom
- Driveway, Single Garage
- Garden
- Gas CH, Double Glazing
- EPC C, Council Tax A



Location

Situated in 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

The home has recently undergone a programme of redecoration, giving it a fresh, modern feel throughout. New floor coverings further enhance the clean, updated presentation. The ground floor accommodation is thoughtfully arranged and includes an inviting entrance hallway, a useful cloaks/WC, and a well-proportioned kitchen/dining room fitted with a good range of units offering ample storage and workspace. To the rear, the spacious lounge enjoys plenty of natural light and features double-glazed sliding patio doors that open directly onto the garden, creating a seamless indoor-outdoor flow ideal for relaxation or entertaining.



On the first floor, the property continues to impress with three generously sized bedrooms, each offering comfortable proportions suitable for family living, guest accommodation, or home-working. A family bathroom/WC completes the upper level. Externally, the home benefits from a driveway providing off-road parking and leading to the attached garage, which offers additional storage. The front garden is enclosed by fencing, adding privacy and kerb appeal. To the rear, the garden features a patio area perfect for outdoor seating, a lawned section for play or planting, and a rear access door into the garage for added convenience. The property also has a current gas safety record until November 2026 and a satisfactory electrical (EICR) report valid until October 2030. We are advised that the property is of Timber Frame Construction.



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 A

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

METHOD OF SALE

For Sale by Private Treaty.

WE 40370 010626

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.



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All measurements quoted are approximate:

WC

2' 7" x 4' 11" (0.79m x 1.5m)

KITCHEN/DINER

16' 11" x 9' 6" (5.16m x 2.9m) max.

LOUNGE

15' 8" x 12' 5" (4.78m x 3.78m)

BEDROOM ONE

15' 6" x 9' 2" (4.72m x 2.79m)

BEDROOM TWO

11' 9" x 9' 6" (3.58m x 2.9m)

BEDROOM THREE

6' 11" x 12' 5" (2.11m x 3.78m)

BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m)

GARAGE

8' 3" x 17' 11" (2.51m x 5.46m)

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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

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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.