



Helping *you* move



7 Cullis Drive, Doseley

This modern, three bedroomed (with three bathrooms) end of terrace town house is spacious and well presented, having driveway parking with EV charger, and attractive landscaped rear garden

Offers in the Region of

£295,000

7 Cullis Drive, Doseley, Telford TF4 3FN

Overview

- End of Terrace Town House
- Spacious Accommodation
- Full Width Family Dining Kitchen
- Driveway with EV Charging Point
- Master En-Suite Bedroom
- Two Further Double Bedrooms
- First Floor Shower Room
- Second Floor Bathroom
- Landscaped Rear Garden
- Gas Central Heating
- Estate Service Charge Payable
- Freehold
- EPC Rating B. Council Tax Band C



Location

Situated within the attractive David Wilson development, the property is well placed for access to the historic town of Ironbridge and an excellent road network that connects all other regions of the Telford area, including the Telford Town Centre complex with its wide range of leisure and recreational facilities, approximately 3 miles away. Doseley sits on the edge of the established residential locality of Dawley being served by a selection of shops in the District Centre along with a range of primary and secondary education facilities.

Brief Description

This well presented town house, built in 2016 by David Wilson Homes, offers spacious living accommodation over three floors. The property has been maintained to a high standard by the current owners and would ideally suit a growing family, or couple who enjoy entertaining. To the ground floor is an entrance hallway with storage cupboards and guest cloakroom, a full width family dining kitchen and the former integral garage, which has been transformed into a utility / study / playroom etc, with storage area to the front. The family dining kitchen is a real focal point to the property, being generously proportioned and bright with French style patio doors, adjacent windows and velux style roof lights. Finished with modern white gloss units, a newly installed composite 1½ bowl sink/drainage unit, replacement integrated four ring induction hob and low-level oven with microwave over, this contemporary space is ideal for families or entertaining. There is provision for an upright fridge freezer and plumbing in situ for a dishwasher (both included in the sale).



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The first floor features a full width lounge with front aspect, a full width double bedroom and contemporary shower room. The second floor has two further bedrooms (with the Master Bedroom being en-suite) and a modern family bathroom (with shower over bath). The loft storage space is boarded, with bespoke shelving, and is accessed via a fitted ladder from the overstairs storage cupboard.

Externally, the property is approached from the front over a tarmacadamed driveway with adjacent flagged pathway, leading to a storage space with up/over door. Access to the rear garden is via a pathway extending along the side of the property. The garden has been landscaped to include a flagged seating area situated to the rear of the house, a further decked seating space, areas of ornamental stone and a raised bed to the rear. The timber garden shed is included.



TENURE

We are advised that the property is Freehold and that there will be a management charge, currently approximately £91 every 6 months, for the upkeep of the communal areas, and these will both 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 (currently £1,927.87 for the year 2026/27)

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.

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 Junction 6 off the M54 proceed along the A5223 Lawley Drive towards Lawley and Horsehay. Continuing straight through traffic lights until you reach the roundabout and proceed straight over, on the A5223, towards Horsehay and Ironbridge. Proceeding up the hill and down to a small roundabout and take the second exit into Bridge Road then turn immediately right and carry on to the roundabout and take the left turn into Woodhouse Lane - follow this road, running into Frame Lane and St Lukes Road - turn right into Griffiths Avenue and take the second left into Cullis Drive where the property will be found on the left hand side after a short distance

METHOD OF SALE

For Sale by Private Treaty.

WE39991.070426

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.



All measurements quoted are approximate:

FAMILY DINING KITCHEN 15' 5" max (8'3" min) x 14' 4" max (11'11" min)
(4.7m x 4.37m)

UTILITY / STUDY / PLAYROOM 12' 11" x 8' 3" (3.94m x 2.51m)

STORE 8' 8" x 5' 6" (2.64m x 1.68m)

CLOAKS/WC 5' 8" x 2' 9" (1.73m x 0.84m)

LOUNGE 15' 5" max (7'6" min) x 12' 7" max (10'11" min) (4.7m x 3.84m)

BEDROOM 15' 5" max (7'6" min) x 10' 8" max (7'11" min) (4.7m x 3.25m)

SHOWER ROOM 7' 6" x 4' 6" (2.29m x 1.37m)

MASTER BEDROOM 15' 6" x 11' 0" (4.72m x 3.35m)

EN-SUITE SHOWER ROOM 5' 7" max (3'2" min) x 5' 5" max (3'10" min) (1.7m x 1.65m)

BEDROOM 13' 10" max (11'3" min) x 8' 9" (4.22m x 2.67m)

BATHROOM 7' 1" min x 6' 5" (2.16m x 1.96m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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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Email: wellington@barbers-online.co.uk

Barbers

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.