



Helping *you* move



23 Cooke Drive, Stirchley

Situated in an exceptional position on a generous corner plot with gardens on three sides in this quiet cul-de-sac being convenient for access to quiet walks through a wooded copse linking to the Town Park. This beautifully presented four Bedroom Detached House is ideally suited to a young, growing family.

Offers in the region of

£343,000

23 Cooke Drive, Stirchley, Telford, TF4 3SU

Overview

- Detached House with Garage
- An internal inspection is essential
- Lounge, Conservatory
- Kitchen with Dining space
- Substantial Master Bedroom Suite
- Three further Bedrooms, Bathroom
- Solar Powered water heat system
- Gas CH with Nest thermostat
- Double Glazing, Burglar Alarm
- Double Driveway Parking
- EPC D, Council Tax D



Location

On the border between Stirchley and Dawley, this property is situated on a quiet cul-de-sac tucked away position close to Telford Town Park boundaries and Southall special School. No.23 is positioned on the corner of a tributary road serving two additional neighbours; a pathway to the front of the property links through to the Town Park boundaries with easy access to the Silkin Way with routes linking through to Telford Centre, Madeley and Ironbridge. An excellent road network links through to the A442 Queensway and M54 motorway opening up to the wider West Midlands Conurbation.

Brief Description

Entering through a Storm Porch into the hallway with stairs ascending to the first floor and a guest cloakroom. Off to the left is the south facing Lounge, a spacious room with feature fireplace and double doors through to the Kitchen / Family / Dining Room.

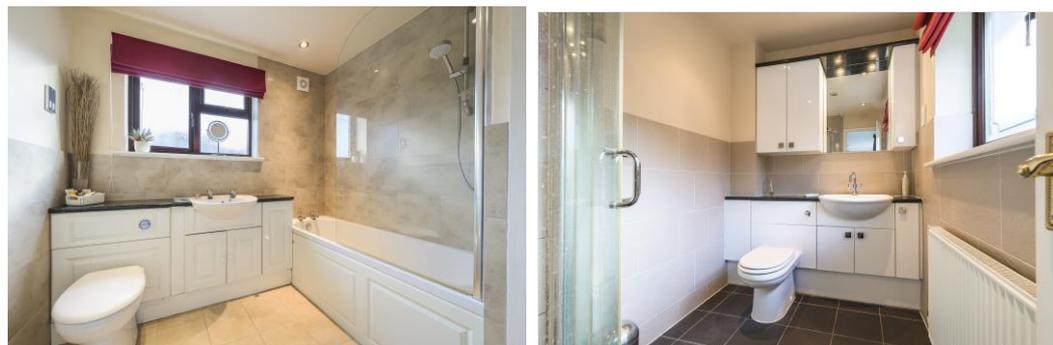
The Kitchen has been impressively restructured and now provides a stunning range of white high gloss drawers, base and wall mounted units with complementary quartz working surfaces with Neff integral oven, combination microwave and inset induction hob with low level extractor and built-in dishwasher; the Dining area completes this open plan design to provide a pleasant social hub at the heart of the home. There are sliding patio doors opening into the Conservatory, situated at the rear of the house, with windows and double doors providing views and access into the pretty rear garden. A utility room accessed from the Kitchen has been refurbished to the same specification and provides ample space for under counter appliances.



Stairs ascend to the first floor landing where you will find the Master Bedroom suite spanning the entire front elevation and enjoys double built-in mirror fronted wardrobes and a walk-through into the spacious En-suite with modern white three piece suite. The three further Bedrooms are located to the rear aspect – Bedroom Two is a double with built-in mirror fronted wardrobe, while the two remaining Bedrooms are single with one benefitting from a built-in wardrobe.

The principal Bathroom completes the internal accommodation and has a modern white three piece suite with power shower over the bath.

A double driveway provides parking space and provides access to the integral Garage has a remote controlled electric roller door. A side path and gates provide access into the pretty rear garden where you will find useful enclosed patio space at the front and side leading through to the rear garden – edged with established borders to three sides, surrounding the neat lawned garden.



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 D

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, at the roundabout take the 3rd exit to continue along Dawley Road, at the roundabout take the 3rd exit onto Springhill Road, at the roundabout take the 1st exit onto Hinkshay Road, right onto Beechwood Road proceed ahead, merging onto Stirchley Lane, taking a right hand turn on to Cooke Drive.

DISCLAIMER

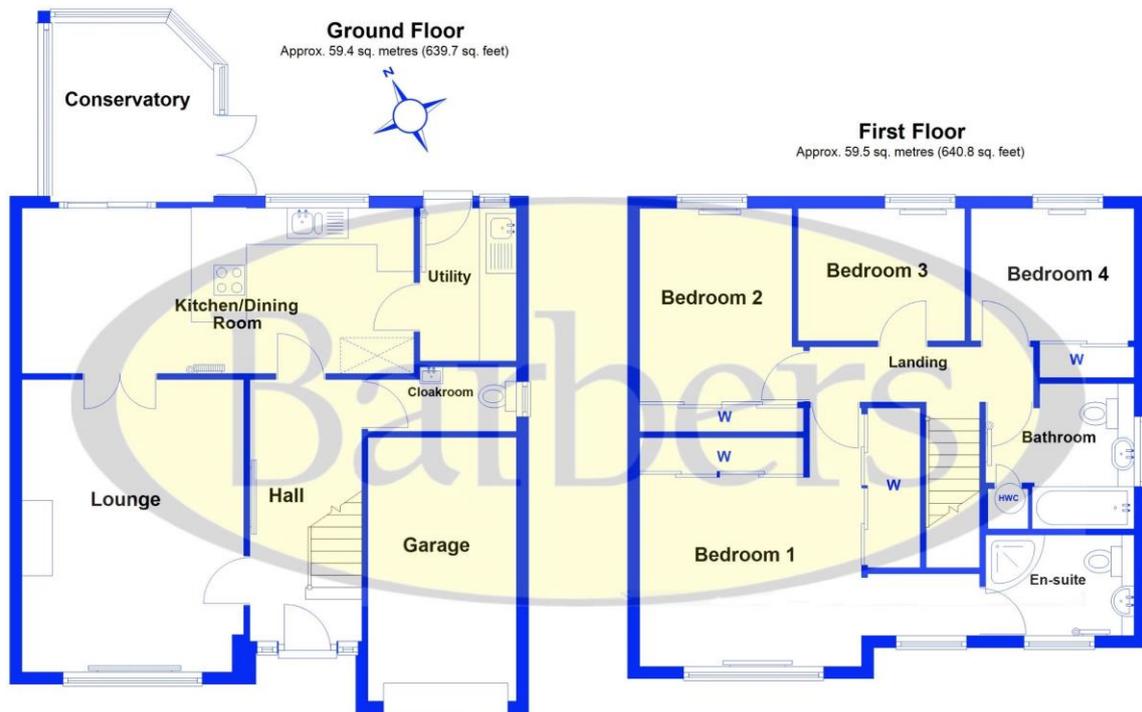
We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

METHOD OF SALE

For Sale by Private Treaty.

WE39307.291225

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. 119.0 sq. metres (1280.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

23 Cooke Drive, Dawley, Telford

All measurements quoted are approximate:

KITCHEN/DINER 8' 11" x 21' 1" (2.72m x 6.43m)

UTILITY ROOM 5' 2" x 7' 9" (1.57m x 2.36m)

LOUNGE 11' 11" x 15' 11" (3.63m x 4.85m)

CONSERVATORY 10' 0" x 9' 0" (3.05m x 2.74m)

BEDROOM ONE 10' 4" x 13' 0" (3.15m x 3.96m) (plus recesses)

ENSUITE 5' 5" x 8' 1" (1.65m x 2.46m)

BEDROOM TWO 8' 8" x 10' 4" (2.64m x 3.15m)

BEDROOM THREE 8' 10" x 7' 5" (2.69m x 2.26m)

BEDROOM FOUR 8' 11" x 7' 5" (2.72m x 2.26m)

BATHROOM 7' 9" x 8' 1" (2.36m x 2.46m)

GARAGE 16' 1" x 7' 11" (4.9m x 2.41m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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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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.