



## 140 Briarwood, Telford, TF3 1TY Offers in excess of £150,000

Goodmove are delighted to present this three-bedroom semi-detached house for sale on Briarwood, Telford, Shropshire.

Requiring modernisation throughout, the property offers well-proportioned accommodation and is ideal for families, first-time buyers or investors alike.

The ground floor comprises an inviting entrance hall leading into a spacious living room and a modern kitchen/diner, providing an excellent space for both everyday living and entertaining. A convenient downstairs W/C completes the ground floor layout.

To the first floor, there are three well-sized bedrooms and a family bathroom, offering comfortable accommodation for a growing family.

Externally, the property benefits from off-road parking to the front. To the rear, there is an enclosed and private garden. A garage provides excellent additional storage space.

The property is well served by a range of neighbourhood amenities and a primary school. Excellent road links provide easy access to all parts of Telford, including the wide array of shopping and leisure facilities available at Telford Town Centre.

The property has been attractively priced, and early viewing is highly recommended. Buyers in a position to proceed are invited to contact us for further information.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

