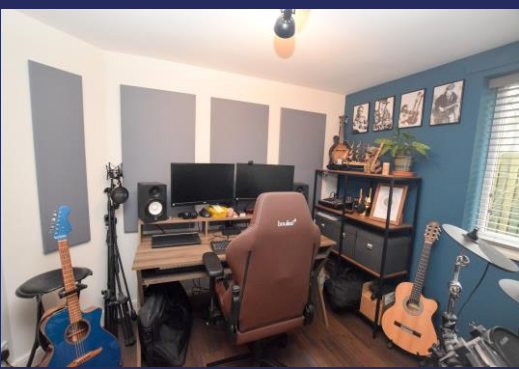




Helping *you* move



15 Mere Grove, Shawbirch

A beautifully presented Three Bedroom Mews Style Mid Terraced House with Lounge / Diner and a Study, whilst benefitting from a generous sized garden plot and Garage. Located close to the local pond and convenient for a range of shops and St. Peters Primary School.

Offers in the Region of

£284,000

15 Mere Grove, Shawbirch, Telford, Shropshire, TF5 0NR.

Overview

- Mews Style Mid Terraced House
- Beautifully presented throughout
- L Shaped Lounge / Diner
- Fitted Kitchen
- Study, Cloakroom
- Main Bedroom with En-suite
- Two further Bedrooms, Bathroom
- Garage and driveway parking
- Gardens with wooded backdrop
- Gas CH, Double Glazing
- EPC C, Council Tax D



Location

Situated amongst similar style Mews properties in this desirable location near to one of the local pools, being convenient for the local primary and secondary education facilities. The Market Town of Wellington is approximately two miles distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations. A GP Surgery, Pharmacy and Spar convenience store are also located within walking distance of the property.

Brief Description

This attractive mid Terraced Mews style House has beautifully presented and well maintained accommodation throughout with the desirable location of being close to one of Shawbirch Pools. The property is entered directly into the fitted Kitchen where you will find a good range of drawers, base and wall mounted units, wine rack and display cabinets; complementary working surfaces with inset 1.5 bowl sink unit, space for a washing machine and built-in fridge / freezer, cooker and dishwasher; window to the front along with a window and stable door to the rear patio area.

A door leads into the Inner Hall with guest Cloakroom and Study with window to the rear aspect. The light and airy Lounge / Diner is an L shaped room with beams to ceiling, two windows overlooking the garden and a set of French doors out to the patio; beautiful feature Inglenook with a multi-fuel burning stove and under-stairs storage cupboard.



The stairs ascend to the first floor Landing where you will find the main Bedroom overlooking the front and benefitting from a built-in wardrobe and En-suite Shower Room. There is a further double Bedroom, L shaped with an excellent range of built-in wardrobes and a third Bedroom and principal Bathroom. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a single driveway in front of the Garage (the left hand side Garage in the block of three). The rear garden is generously proportioned with a long paved area immediately to the rear providing the perfect spot for a potting shed, timber store and storage facility for a variety of uses. There is a patio area to the main garden along with a lawned edged with established shrub borders; a rear gate provides access (shared with the neighbour) to the perimeter pathway running to the rear through lovely green space.



TENURE

We are advised that the property is Freehold and the Garage with the driveway parking space are Leasehold 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

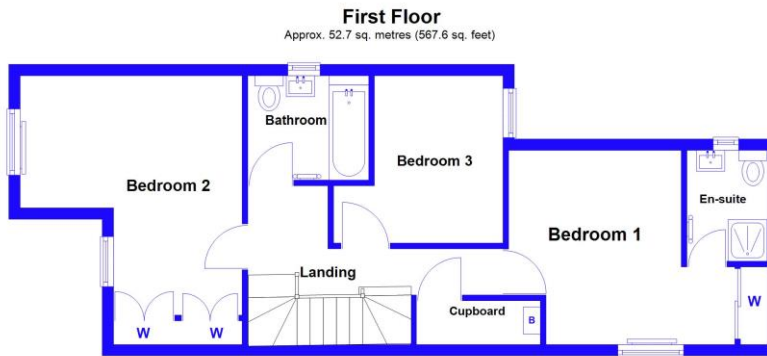
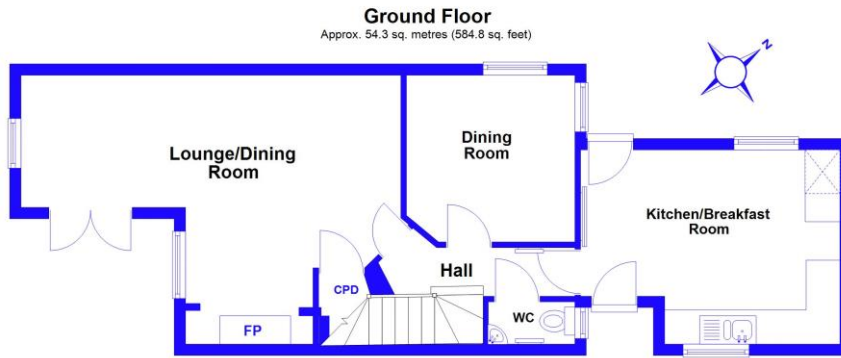
From the Princess Royal Hospital roundabout proceed along the A5223 towards Shawbirch. At Shawbirch roundabout turn left and then right at the next roundabout into Glade Way. Take the third left into Mere Grove and follow the road around into the first cul-de-sac where no.15 is located in the far left corner.

METHOD OF SALE

For Sale by Private Treaty.

WE39817.090326

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. 107.1 sq. metres (1152.4 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

15 Mere Close, Shawbirch, Telford

All measurements quoted are approximate:

KITCHEN 15' 0" x 11' 3" (4.57m x 3.43m)

STUDY 9' 7" x 9' 6" (2.92m x 2.9m)

LOUNGE AREA 13' 5" x 12' 5" (4.09m x 3.78m)

DINING AREA 9' 6" x 7' 6" (2.9m x 2.29m)

CLOAKROOM 4' 9" x 2' 7" (1.45m x 0.79m)

BEDROOM ONE 13' 3" x 11' 2" (4.04m x 3.4m)

EN-SUITE 6' 3" x 5' 3" (1.91m x 1.6m)

BEDROOM TWO 13' 9" x 12' 9" (4.19m x 3.89m) max. measurements, L shaped room

BEDROOM THREE 9' 8" x 7' 5" (2.95m x 2.26m) plus door recess

BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

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.