

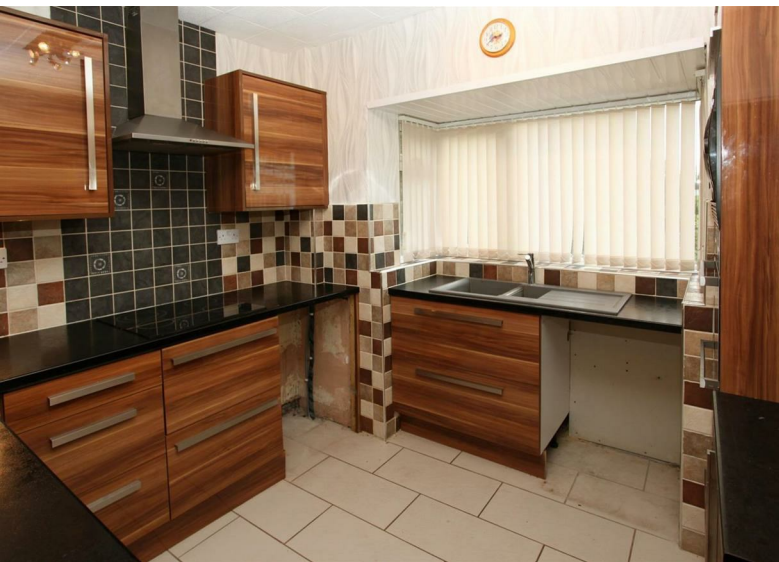


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**32 Avon Close, Little Dawley, Telford, TF4 3HP
Offers In The Region Of £240,000**



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Little Dawley is a well established and popular residential district of Telford, and located about 3 miles from Town Centre with its covered shopping complex, retail parks and train station. Local amenities are available close by in Dawley and there is a NISA mini market serving the immediate neighbourhood.

Number 32 Avon Close is a three bedroomed semi-detached dormer style house, available with no upward chain. The property is pleasantly positioned, having a corner plot at the end of the cul-de-sac and a large rear garden overlooking one of the pools.

The property in more detail:-

Side entrance Porch with PVC framed/panelled double glazed entrance door. Laminate flooring and recess spotlights. Aluminium framed patterned double glazed entrance door to

Hallway

off which is an understairs cupboard.

Lounge

15'9" x 11'3" (4.82 x 3.44)

uPVC framed double glazed bow window to the front. Electric storage heater. Inset living flame effect electric fire.

Dining Room

12'2" x 11'3" (3.72 x 3.44)

with electric storage heater. Double glazed patio doors to

Conservatory

7'10" x 11'9" (2.41 x 3.59)

having metal framed elevations with single glazed panes, single and patio doors to the rear garden. Electric wall heater. Power and lighting.

Bedroom One

7'4" (min) x 9'8" (2.24 (min) x 2.96)

uPVC framed double glazed window to the front. Electric storage heater.

En-Suite Shower Room

having fully tiled walls and a shower cubicle with electric

shower. Low level flush W.C. and corner wash hand basin. Electric heated towel rail.

Kitchen

7'10" (min) x 9'8" (2.39 (min) x 2.96)

having a good range of modern style fitted base and wall mounted cupboards. Inset 1 1/2 bowl single drainer sink unit with 3 drawer unit below. Recess to one side for a washing machine. Integrated double oven and grill with built-in microwave above. Integrated fridge and freezer. Inset ceramic 4 ring hob with filter extractor hood over. uPVC framed double glazed window with outlook to the rear garden. Ceramic tiled floor. Electric storage heater.

From the Entrance Hall, stairs with half landing and double glazed window. Main landing with built-in cupboard having lagged hot water cylinder.

Bedroom Two

10'11" x 11'3" (3.33 x 3.44)

with uPVC framed double glazed window having outlook to the front. Built-in wardrobes and electric storage heater.

Bedroom Three

9'10" x 11'3" (3.02 x 3.44)

having a good range of fitted bedroom furniture, including built-in wardrobes, drawer units and bedside cabinets. uPVC framed double glazed window with pleasant rear aspect. Electric storage heater. Door to eaves storage area.

Lovely Modern Shower Room

having tiled shower area with chrome shower unit. Inset wash hand basin with vanity cupboards below. Also low level W.C. with concealed cistern, electric heated chrome tower radiator. Further matching built-in toiletry storage cupboards and drawer unit. Recess spotlights and uPVC framed patterned double glazed windows. Electric underfloor heating and tiled floor.

Outside

The house is positioned on a lovely corner plot, with block paved garden to the front providing off road parking for at least two cars. Detached concrete sectioned Garage with pitched felt covered roof and up and over door to the front. An

attractive feature of the property is the generous sized South facing garden. This has been landscaped in the past to provide a block paved pathway around the house with steps and ramp access down to main lawn area of garden. Having an outlook on to one of the pools the main area of garden is set out to slatted patio, lawns and vegetable plot. Garden shed. Outside tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: E (39)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the

accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

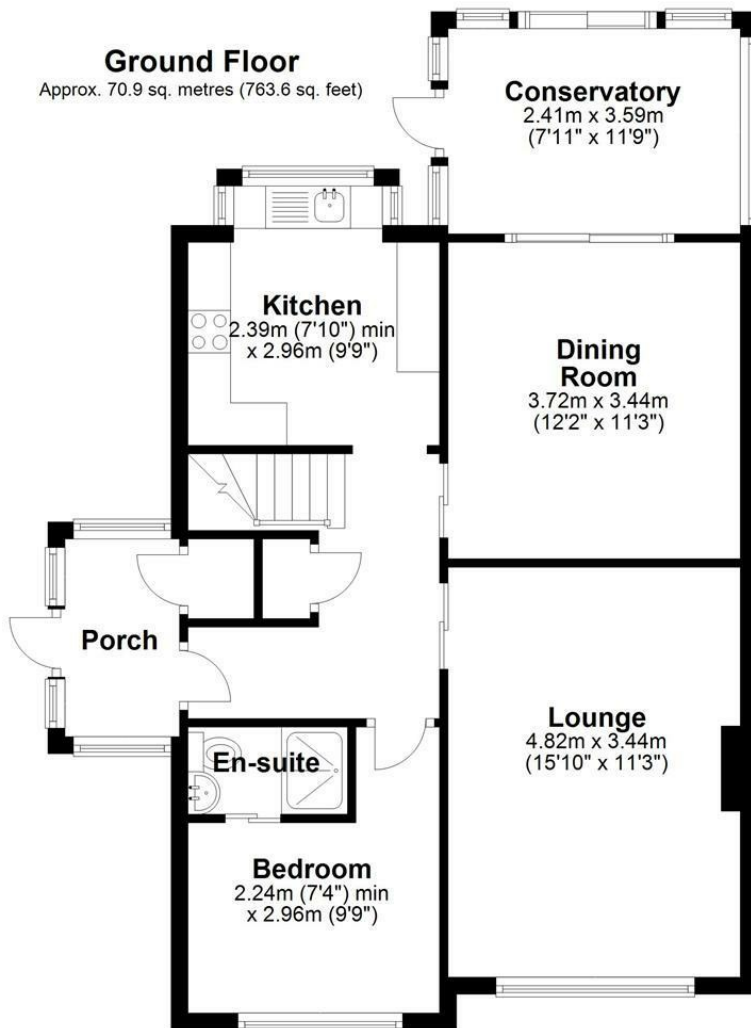
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 115.5 sq. metres (1243.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

