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**14 Carwood, Stirchley, Telford, TF3 1YA**  
**Offers In The Region Of £187,500**

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# 14 Carwood, Stirchley, Telford, TF3 1YA

## Offers In The Region Of £187,500



Stirchley is an established residential area of south Telford and most local amenities are provided, including a supermarket, shops, medical centre, primary and secondary schools. Telford Town Centre, with its covered shopping centre, retail parks, Southwater Leisure development, town park, train and bus stations and M54 motorway connection points, is approximately 3 miles away.

### Available with No Upward Chain

No. 14 Carwood is a good size three bedroomed semi-detached house with a garage and off road parking, located in a small close off the main estate road. The property in more detail:-

uPVC panelled and patterned double glazed front entrance door to

### Entrance Porch

with light fitting. Inner entrance door to

### Cloakroom/W.C.

having low level flush W.C. and wash hand basin. Radiator.

### Generous Inner Hall

with radiator and understairs cupboard.

### Lounge

13'10" (max) x 11'0" (4.24 (max) x 3.37)

with uPVC framed double glazed window to the front. Radiator.

### Full width Dining Kitchen

9'0" (max) x 21'5" (2.75 (max) x 6.55)

Dining area with radiator and uPVC framed double glazed patio door to rear garden.

Kitchen with a range of fitted base and wall mounted cupboards and comprising a single basin single drainer sink unit with double cupboard below. Worksurface area to the side with matching cupboard and recesses for washing machine and tumble dryer. Return worksurface with double cupboard below. Further corner cupboard and 4 drawer unit. Electric cooker with double oven/grill and 4 ring hob. Filter extractor hood over. Splashback wall tiling and matching wall cabinets. Two uPVC framed double glazed windows with outlook to rear garden.

From the inner hallway stairs to landing

### Bedroom One

12'9" x 9'7" (3.90 x 2.93)

double size bedroom having front aspect uPVC framed double glazed window and radiator.

### Bedroom Two

10'7" x 11'7" (3.23 x 3.55)

double size bedroom having uPVC framed double glazed window with rear aspect. Radiator.

### Bedroom Three

8'9" x 11'8" (2.69 x 3.58)

uPVC framed double glazed window to the front. Radiator.

### Family Bathroom

white suite comprising panelled bath with electric shower over. Pedestal wash hand basin and low level flush W.C. Wall tiling above bath and over sanitary fittings. Radiator. uPVC framed double glazed window. Built-in airing cupboard with radiator and Worcester Bosch combination boiler.

### Outside

Off road parking to the front on the drive for one car with further parking space to the side on gravel finished area. Attached single garage with up and over door to the front. Power, lighting and rear pedestrian door to garden.

The front garden is mainly set out to established lawn. From the front shared side access with No. 15 to rear garden. The enclosed rear garden is not overlooked from the back and has been landscaped to areas of slabbed patio, artificial grass and ornamental stone. Outside tap and light.

### Additional Information

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

EPC RATING: C (70)

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.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors are not aware of any mobile blackspots within the property.

**ADDITIONAL CHARGES:** We understand that there are no additional charges. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights or restrictions affecting the property.

**FLOODING ISSUES:** The property has not been subject to flooding in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendors are not aware of any planned developments or permissions that would have an impact on the property.

**COAL FIELDS/MINING:** Telford is an historic mining area and prospective purchasers are advised to make their own enquiries with regard to this. The vendors have confirmed that no mining related issues have affected the property to the best of their knowledge.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto: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.



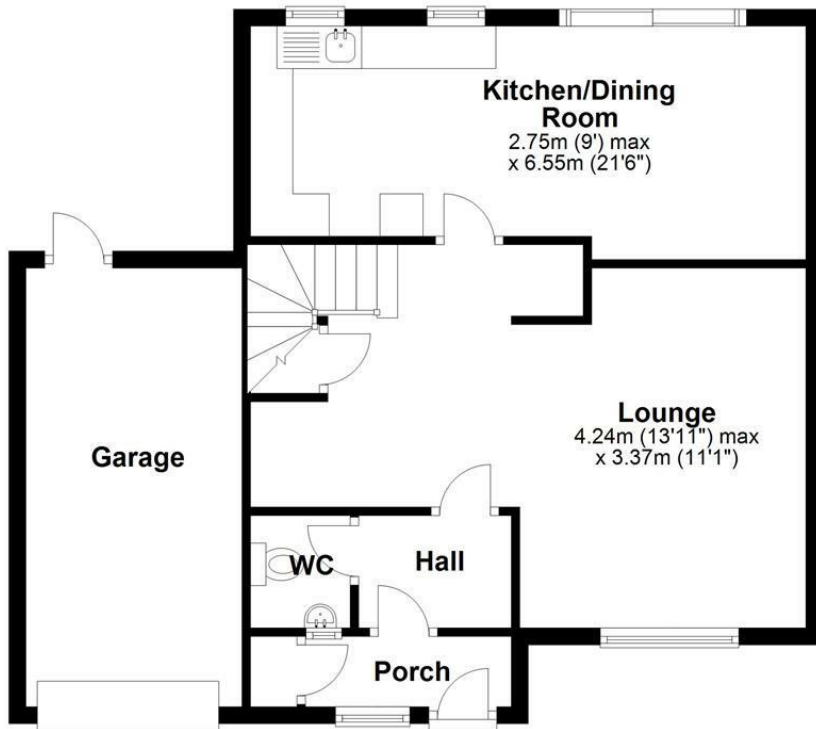




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

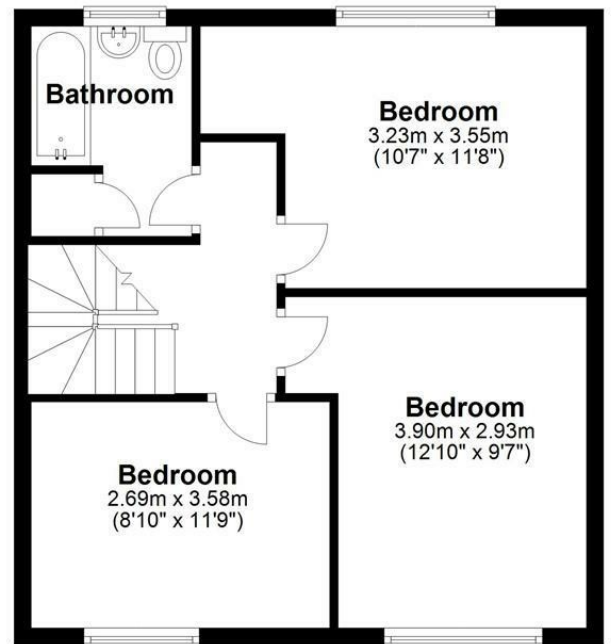
### Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



### First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 109.9 sq. metres (1183.2 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.