



## 63 Pooler Close, Telford.

Offers in the Region of **£250,000**

Priced to sell is this fantastic 3/4 Bedroom Leasehold ( 980 years remaining approx) Town house. Being situated within the market town of Wellington with views of The Wrekin and having great Motorway and train connections. This home has so much to offer a first time buyer, investor or family, comprising Entrance Hallway, Ground floor WC, Fully Fitted Kitchen with appliances, Dining room/Bedroom 4, Lounge, 3 further Bedrooms, Master with Ensuite Bathroom, Rear garden, Garage & parking for two cars  
Epc Rating C Council Tax D

# 63 Pooler Close Telford Shropshire

## Entrance Hallway

Via the front of the property

**Kitchen** 16' 0" x 8' 3" (4.87m x 2.51m)

**Dining Room/Bedroom 4** 15' 2" x 10' 5" (4.62m x 3.17m)

**Wc** 8' 2" x 3' 6" (2.49m x 1.07m)

**Stairs leading to**  
the first floor rooms

**Lounge** 15' 2" x 10' 5" (4.62m x 3.17m)

**Wc** 6' 2" x 3' 0" (1.88m x 0.91m)

**Bedroom 2** 12' 2" x 8' 1" (3.71m x 2.46m)

**Stairs leading to**  
the second floor rooms

**Master Bedroom** 11' 8" x 8' 6" (3.55m x 2.59m)

**Ensuite** 6' 8" x 4' 2" (2.03m x 1.27m)

**Bedroom 3** 12' 7" x 8' 3" (3.83m x 2.51m)

**Family Bathroom** 6' 5" x 5' 5" (1.95m x 1.65m)

10 High Street, Newport,  
Shropshire, TF10 7AN

Tel: 01952 813625

Email: [info@barkerhealey.co.uk](mailto:info@barkerhealey.co.uk)

Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Garage** 17' 7" x 8' 2" (5.36m x 2.49m)

up and over door. Power and light with side access door.

## Externally

To the front is an attractive low maintenance garden. Open green land to the front.

To the rear is an enclosed garden with lawn area and patio area for alfresco dining. Pathway leading to the Garage. Two parking spaces allocated in front of the garage.



TOTAL FLOOR AREA: 1347 sq ft (125.9 sq m) approx.

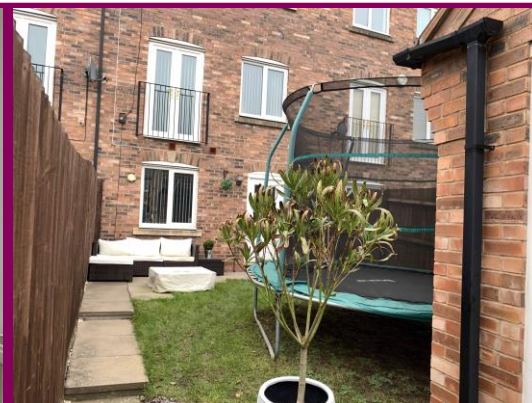
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hoxby 10/2022

# Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.