



Gooseberry Cottage, 21 Lawley Village, Telford, TF4 2PH

Offers in the region of £215,000



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Like the fruit from which it takes its name, Gooseberry Cottage is a rare find. Thought to date back to the early 18th Century and once part of a former farmhouse, this characterful cottage offers 2 bedrooms, generous parking, a sizeable private garden, period features, no upward chain and excellent access to the M54.

- Characterful, Terraced Cottage
- Open-Plan Living/Dining Room
- Available with No Upward Chain
- Period Features
- Good-Sized Private Gardens
- Approx. 1 Mile From M54
- 2 Bedrooms
- Gated Driveway Providing Ample Parking
- Popular Residential Area

The Property

Introducing Gooseberry Cottage, which is a charming, mid-terraced period cottage occupying a convenient position within the popular residential area of Lawley Village, Telford. Thought to date back circa the early 18th Century and originally forming part of a farmhouse, this characterful home enjoys a delightful blend of historic charm, practical living accommodation and surprisingly generous outside space.

Available to purchase with no upward chain, Gooseberry Cottage is ideally situated for those seeking a property with easy access to both road and rail networks and is conveniently located approximately 1 mile from the M54 motorway, whilst still enjoying a peaceful setting. The property offers 2 bedrooms, a first floor bathroom, a kitchen and useful utility/store and an open-plan living/dining room, whilst outside there is a sizeable private garden and ample off-road parking, all of which combine to make this a truly unique opportunity.

Retaining a wealth of original features, the cottage showcases exposed ceiling beams, quarry tiled flooring and a feature fireplace complete with inset wood-burning stove, creating a warm and inviting atmosphere throughout. The accommodation is arranged across 2 storeys and on the ground floor is made up of an open-plan living/dining room, which serves as the heart of the home and provides ample space for both relaxing and entertaining. Positioned off the living/dining room is a useful utility/store room, whilst the fitted kitchen is located to the rear of the property and provides access out to the rear

courtyard. Stairs rise from the living area to the first floor accommodation. On the first floor, a landing area gives way to the 2 bedrooms and the bathroom. Bedroom one is a generous double room enjoying pleasant views and includes a useful over stairs storage cupboard, whilst bedroom two offers flexibility for use as a guest room, nursery or home office and features a sizeable built-in wardrobe. Completing the accommodation is the bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin and W.C.

Outside, the property is approached via a gated gravelled driveway, which provides ample off-road parking for up to 4 vehicles, a rare and highly desirable feature for a property of this age and character. From the parking area, gravelled pathways lead through the property's sizeable private front garden, which is undoubtedly one of Gooseberry Cottage's most impressive attributes. Beautifully established and well stocked with a wide variety of mature shrubs, specimen trees and flowering plants, the garden offers a wonderful degree of privacy and seclusion. There are lawned sections, well-tended borders and productive growing areas, together with a greenhouse, log-store and a useful timber shed, making the space ideal for keen gardeners and those wishing to enjoy the outdoors. Continuing through the garden, the pathway leads to an attractive paved seating area positioned directly outside the cottage frontage, which provides a delightful spot to sit back and relax within the warmer months of the year. To the rear, a courtyard garden offers additional outside space and a practical area for day-to-day use.

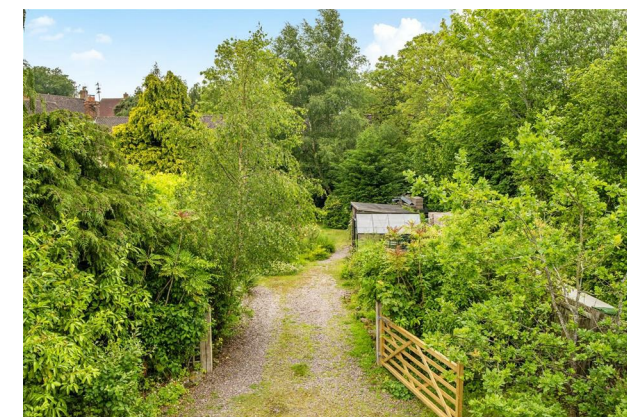
Combining period charm, fascinating history and excellent outside space, Gooseberry Cottage offers an increasingly rare opportunity to acquire a character property with extensive gardens and ample parking, all within easy reach of Telford's many amenities and the M54.

The Location

Gooseberry Cottage is situated within the sought-after residential area of Lawley Village, a popular and well-established development on the western outskirts of Telford. Combining the convenience of modern-day amenities with excellent transport connections, the area has become increasingly desirable amongst first-time buyers, downsizers and commuters alike by being approximately 1 mile from the M54.

A range of everyday facilities can be found within Lawley Village itself, including a supermarket, pharmacy, medical centre, public houses, eateries and other independent businesses, all of which are within easy reach of the property. Further amenities can be found in neighbouring Telford Town Centre, which offers an extensive selection of retail, leisure and recreational facilities, including Southwater, Telford Shopping Centre and Telford Ice Rink.

For commuters, the property is particularly well positioned, with straightforward access to the M54 motorway and wider road network, providing links towards Shrewsbury, Wolverhampton, Birmingham and beyond. Telford Central railway station is also located a short drive away and offers regular services to Birmingham, Wolverhampton, Shrewsbury and Manchester.



Despite its convenient location, Lawley Village benefits from a number of nearby green spaces, walking routes and children's play areas, providing opportunities to enjoy the outdoors. The nearby Shropshire countryside, together with attractions such as the Ironbridge Gorge UNESCO World Heritage Site and The Wrekin, can also be reached within a short drive.

Whether seeking a characterful home with excellent commuting links, convenient access to amenities or a property within one of Telford's most popular residential locations, Gooseberry Cottage is ideally positioned to enjoy the very best the area has to offer.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Electric heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Telford & Wrekin Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Telford - approximately 3 miles
- Ironbridge - approximately 4 miles
- Newport (Salop) - approximately 10 miles
- Bridgnorth - approximately 13 miles
- Shrewsbury - approximately 15 miles
- Stafford - approximately 18 miles
- Wolverhampton - approximately 18 miles
- Kidderminster - approximately 25 miles
- Birmingham City Centre - approximately 32 miles

What3words

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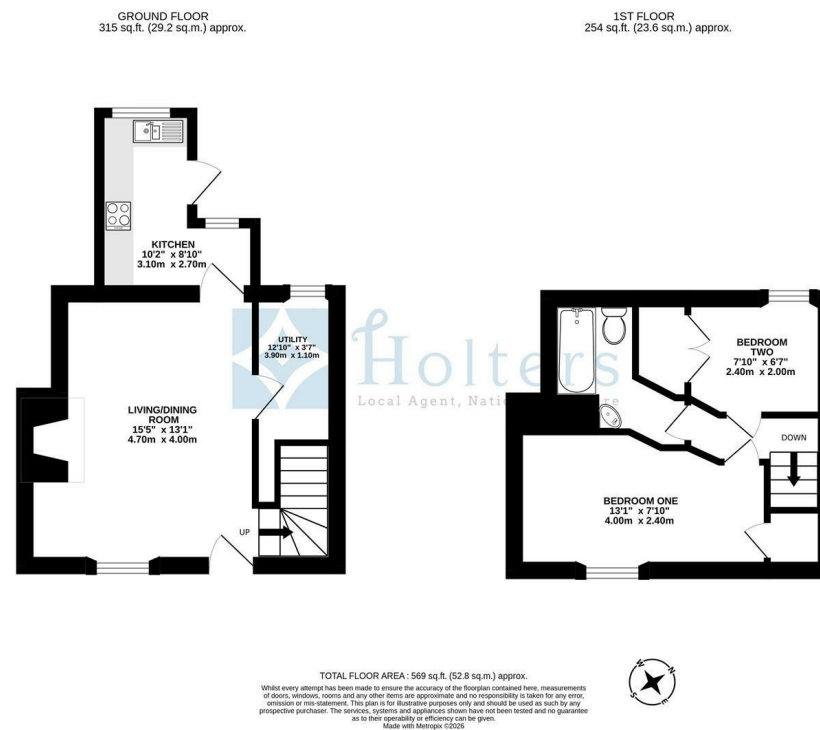
paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

