



Hayview, 54 Glendinning Way, Madeley

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***STAMP DUTY PAID\****

We understand that the vendors are willing to cover the cost of the Stamp Duty (SDLT) payable, (on the basis that it is a sole home only, NOT a second property or investment property). Subject to prior agreement and confirmation via solicitors.

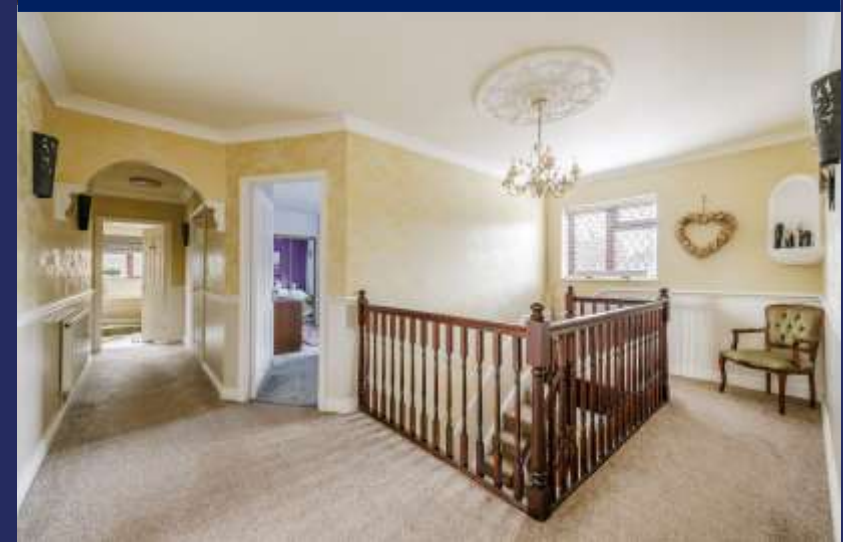
Hayview, 54 Glendinning Way, Madeley TF7 5TB

Freehold – Offers Over £799,000



Surrounded by beautiful gardens, in a plot extending to just over 0.4 acres, this individually designed executive style family home has been immaculately maintained by the owners since they built it, and offers spacious and flexible living accommodation. *VENDORS TO COVER THE STAMP DUTY\**

- Detached house extending to just over 3000 sq ft
- Five double bedrooms (two being en-suite)
- Master bedroom with balcony overlooking the Gorge
- Full depth lounge, games room and dining room
- Modern breakfast kitchen, utility and two cloaks/WCs
- Study/cinema room, conservatory
- Generous double garage and driveway for 10+ vehicles
- Large garden with summer house and timber shed



### Brief Description

Hayview is a beautifully presented, detached family home, with generously proportioned rooms, providing living accommodation over two floors.

Entered from the attractively tiled recessed storm porch, the reception hallway has plenty of room to take off coats/shoes, with a useful coat/boot cupboard under the stairs and front aspect cloaks/WC off. Off to the left is the full depth lounge, featuring an inglenook fireplace with open grate and windows to each side of the chimney, which provides a warm and inviting focal point for this 26' room. Having front aspect window and rear aspect patio doors opening to the conservatory, as well as double doors to the games room, this lounge is the perfect area for entertaining. The conservatory to the rear enjoys views over the garden, itself opening to the flagged patio for extended entertaining room. The games room measures an impressive 21'9" x 13'8", having an inbuilt bar to one corner and French style patio doors opening to the rear garden. With the three quarter sized snooker/pool table and Bar included in the sale, there is still plenty of room for people to socialise whilst others play. To the front of the home is the dining room, large enough to accommodate a table suitable for hosting 12+ guests (dining table and chairs can be included in the sale). Off the end of the hallway is the modern breakfast kitchen, fitted with a range of cream gloss fronted units of base and wall mounted cupboards and drawers, with integrated appliances including dishwasher, fridge, five ring gas hob and two fan assisted electric ovens. There is space for a further free standing fridge freezer if required. The kitchen extends to the front of the property, where there is a door into the covered area between the home and the garage, providing an additional access to the property from the front. Off the breakfast kitchen is the snug/cinema room, with side and rear aspect windows. Also off the kitchen is the utility room, having space for a washing machine and tumble drier as well as a useful storage cupboard and additional WC. The wall mounted replacement boiler is also situated here.



Stairs ascend to the galleried first floor Landing – which provides access to all bedrooms and the family bathroom. The master suite includes a double bedroom with rear aspect French style patio doors opening to a balcony, which enjoys views over the neighbouring gorge – a perfect place to enjoy a morning coffee. This suite also includes a dressing area with built in wardrobes and modern en-suite bathroom. The guest room is located to the front of the property, having an L-shaped en-suite shower room (with access to eaves storage) and built in wardrobes. The further three bedrooms are all generous doubles, served by the spacious family bathroom, which has a corner ‘spa’ style bath, separate shower cubicle, WC, bidet and wash basin.

Externally, the property is approached off the cul-de-sac over a large driveway, with turning circle in front of the house, providing parking for at least ten vehicles. This leads to the detached double garage, with power and light, two up/over doors, courtesy door and windows to front/side. The front garden is laid to the open plan style, with shaped lawns and specimen trees. To the side of the property are double gates, which open to a courtyard area with large timber shed. A pathway leads to the rear garden, which slopes gently to the rear boundary, having a central raised lawned area edged with mature shrubs. There is a substantial flagged patio stretching the width of the property, which extends along the side of the house and the right hand boundary to a summerhouse, positioned to offer some shade from the summer sunshine, in this south westerly facing garden.



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## LOCATION

Located towards the end of the cul-de-sac, being one of just 14 self-build properties in this road, the home sits in the established residential locality of Madeley, on the edge of the UNESCO World Heritage site of Ironbridge Gorge. The property is within walking distance of a range of shops, supermarkets, schools and leisure facilities. There is an excellent road network locally, which links the home to all parts of the Telford area including the modern range of shopping and leisure facilities at Telford Town Centre.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors' Solicitor during pre-contract enquiries. Vacant possession upon completion.

## \*AGENTS' NOTE

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## EPC RATING: C

A copy of the full EPC is available upon request.

## SERVICES

We are advised that mains water, drainage, electricity and gas are all connected to the property. The home is heated by a gas fired boiler.

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.

## DIRECTIONS

From the Castlefields Roundabout, take the B4373 (Castlefields Way) towards Madeley, passing Madeley Academy on the left hand side. Continue along this road to the next roundabout, then take the second exit onto Parkway. Pass the petrol station on the right hand side and at the next roundabout, take the second exit onto Glendinning Way. Follow this road to the end, where the property can be found on the right hand side, towards the head of the cul-de-sac, set back from the road.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band G (currently £3,292.41 for the year 2023/24)

## VIEWING

By appointment only. To arrange a viewing, please call us on 01952 221 200 or email: wellington@barbers-online.co.uk

## METHOD OF SALE

For sale by Private Treaty.

WE34635.051223b

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

## SECTION 21

Under Section 21 of the Estate Agents Act 1979, we declare that the vendors are known to Barbers as previous landlords.

## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**RECEPTION HALL:** 13' 0" x 8' 6" (main entrance space) (3.96m x 2.59m)

**CLOAKS/WC:** 4' 7" x 3' 8" (1.4m x 1.12m)

**LOUNGE:** 26' 0" x 14' 4" (7.92m x 4.37m) [Both maximum measurements (22'5" min x 8'9" min), plus recess into inglenook fireplace]

**CONSERVATORY:** 15' 4" (max) x 14' 9" (max) (4.67m x 4.5m)

**GAMES ROOM:** 21' 9" x 13' 8" (6.63m x 4.17m)

**DINING ROOM:** 13' 9" x 12' 6" (4.19m x 3.81m)

**KITCHEN:** 17' 9" (31'1" max) x 14' 4" (5'4" min) (5.41m x 4.37m)

**SNUG/CINEMA ROOM:** 17' 4" x 9' 1" (5.28m x 2.77m)

**UTILITY ROOM and WC:** 11' 3" (max) x 9' 7" (max) (3.43m x 2.92m)

**MASTER BEDROOM:** 14' 4" x 14' 1" (4.37m x 4.29m)

**DRESSING SPACE:** 6' 9" x 6' 3" (2.06m x 1.91m)

**EN-SUITE BATHROOM:** 8' 11" x 6' 2" (2.72m x 1.88m)

**GUEST BEDROOM:** 14' 8" (max) x 12' 7" (max) (4.47m x 3.84m)

**L-SHAPED EN-SUITE SHOWER ROOM:** 9' 0" max x 9' 0" max (2.74m x 2.74m)

**BEDROOM THREE:** 14' 9" x 12' 8" (4.5m x 3.86m)

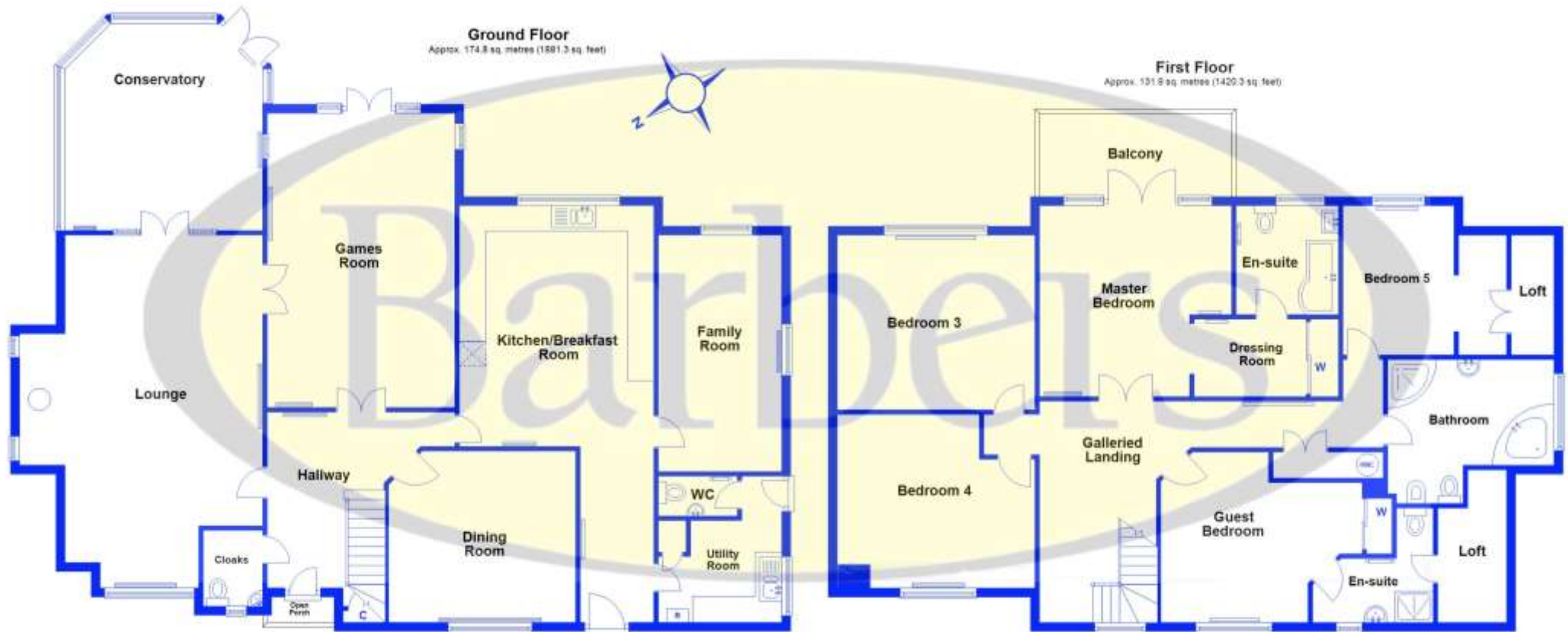
**BEDROOM FOUR:** 14' 5" x 13' 1" (sloped ceiling) (4.39m x 3.99m)

**BEDROOM FIVE:** 11' 0" x 8' 1" (3.35m x 2.46m) plus recess: 8'9" x 4'1" (sloped ceiling)

**L-SHAPED FAMILY BATHROOM:** 12' 8" (max) x 10' 7" (max) (3.86m x 3.23m)

**DOUBLE GARAGE:** 19' 5" x 19' 1" (5.92m x 5.82m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 306.7 sq. metres (3301.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All data contained herein has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plans produced using Plot2Go.

54 Glendinning Way, Madeley, Telford

**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 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.



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