

Shenington Way  
Oakwood, Derby, DE21 2QE



Lovely modern home, located within walking distance of Oakwood Park, Oakwood District Centre and Springwood Leisure Centre. Perfect for first time buyers and young families with a practical modern layout.

Asking Price Of £210,000



John German

Entrance to the property is via a front storm porch which sits over a modern composite entrance door which then opens into an entrance hall with stairs to the first floor, laminate flooring, hanging space for coats and an oak veneer door into the living room.

The living room has a new fitted carpet, coved ceiling and a uPVC double glazed window overlooking the front elevation.

A part glazed oak veneer door leads through to the dining kitchen which is fitted with a matching range of base and eye level units with roll edge worksurfaces, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level double oven, five ring gas hob with extractor hood over, integrated fridge freezer, plumbing for washing machine and dishwasher, window looking through into the conservatory, vinyl flooring, coved ceiling, built-in understairs storage cupboard and a spacious dining area with patio doors into the conservatory.

The conservatory provides superb additional living space with a panelled roof for added insulation, uPVC double glazed windows, central heating and power connected.

On the first floor stairs rise to a central landing with oak veneer doors leading off. The family bathroom is fitted with a modern three piece suite comprising "P" shaped panelled bath with shower over and glass screen, concealed flush WC and vanity wash basin with cupboard storage beneath, tiling to half wall height (full height over the bath), chrome heated towel rail, extractor fan, wall mounted mirrored medicine cabinet and tiled effect vinyl flooring.

The master bedroom has two uPVC double glazed windows overlooking the front elevation, built-in wardrobes and a built-in storage cupboard. There are two further nicely proportioned bedrooms both overlooking the rear garden.

Outside the property is set back from the road behind a lawned front garden with access to the side of the property to the rear car parking area where there is space to park two cars. The rear garden is fully enclosed and designed for low maintenance with a generous paved patio leading down to a gravelled seating area where there is space for a garden shed. Gated access leads to the parking area.

Extremely convenient location within walking distance of Park View Primary School, Springwood Leisure centre, Oakwood Park, Chaddesden Woods Nature Reserve and Oakwood District Centre which has a great range of shops including a medical centre and a Post Office. There is a regular bus service through the centre of Oakwood and easy access to major commuter routes A38/A50/M1/A52.

**Agents note:** It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/28032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Ground Floor



Floor 1

John German

**Approximate total area<sup>1</sup>**  
826.02 ft<sup>2</sup>  
76.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
APPROVED CODE  
TRADING STANDARDS UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent