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11 Willows Road, Oakengates, Telford, TF2 9AE
Offers In The Region Of £270,000



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The property is situated about 1/4 of a mile from Oakengates District Centre and forms part of a popular small residential development of houses and bungalows. Most local amenities are available within Oakengates including shops, a post office, primary school, doctors surgery, bus and train stations. Telford Town Centre, with its covered shopping centre, retail parks and Southwater leisure development is approximately 1.5 miles away.

An internal viewing is highly recommended to fully appreciate the extent of the accommodation. The gas centrally heated and double glazed accommodation is set out in further detail below:-

Side Entrance Porch

with uPVC framed double glazed door and double glazed side elevations.

Inner uPVC framed double glazed entrance door to hall.

Hall with built in storage cupboards, laminate flooring, radiator and access hatch to loft.

Lounge/Diner

15'11" x 10'11" (4.86 x 3.34)

uPVC framed double glazed picture window with superb outlook towards the Wrekin. Radiator. Feature fireplace with marble effect hearth, Adam style surround and inset electric fire.

Newly Fitted Kitchen

8'4" x 10'11" (2.55 x 3.35)

comprising a range of base and matching wall mounted cupboards, including two 3 drawer units, single basin and drainer sink unit with cupboards beneath. Integrated dishwasher. Separate workspace area with integrated electric oven and 4 ring gas hob with fitted extractor hood over. Tiled floor. Panelled radiator. uPVC framed double glazed window.

Bedroom One

13'0" x 10'11" (3.98 x 3.34)

a double bedroom with front aspect. uPVC framed double glazed window. Radiator.

Bedroom Two

10'0" x 10'11" (3.07 x 3.35)

a double bedroom with front aspect. uPVC framed double glazed window. Radiator.

Bathroom

having fully-tiled walls and a suite in white comprising panelled bath with electric shower over. Pedestal wash basin and Low-level flush WC. Tiled floor. uPVC framed patterned double glazed window and heated chrome towel radiator.

From the Kitchen...

Rear Hall/Utility Area

with plumbing connection for washing machine. Tiled floor and uPVC framed double glazed window. uPVC framed patterned double glazed external door to rear garden. Also connecting door to...

Bedroom Three

11'2" x 8'2" (3.41 x 2.50)

a single size room with panelled radiator and uPVC framed double glazed 'French' door to rear garden.

En-suite Shower Room

having shower cubicle with mains feed chrome shower. Wash hand basin with inset vanity unit below. Low-level flush W.C. Heated chrome radiator and uPVC patterned double glazed window. Recess spotlights.

Outside

Located on a much favoured development of privately owned house and bungalows, the property is set back from the road behind a front border and a gravel surfaced car parking space. Further shrubbed border and picket fence. Driveway parking to the side. Outside light and cold water tap.

Rear Garden

Lovely west facing rear garden with elevated views towards the Wrekin. Enclosed and landscaped the good size rear garden has been designed to include a slabbed patio area against the rear of the bungalow with formal lawn beyond. To one far corner is a small slabbed area and a garden shed. Outside lighting power and cold tap.

Additional Information

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

EPC RATING: C (69)

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: Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

FLOODING ISSUES: The property has not been affected by flooding in the past 5 years.

COAL FIELDS/MINING: Oakengates is a known coal mining area. The vendors can explain about the letter they have from the Coal Board should a prospective purchaser require further information.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: 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.

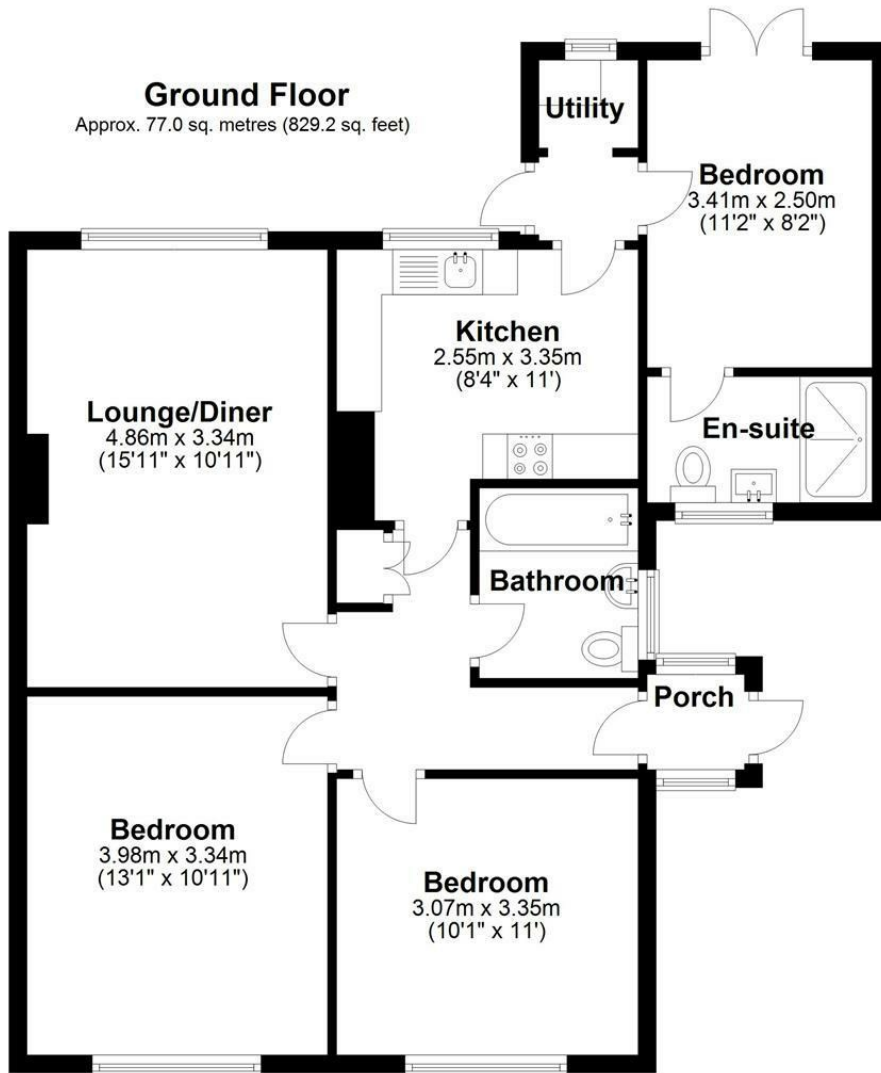
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		83
(81-91) B		
(69-80) C	69	
(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



Total area: approx. 77.0 sq. metres (829.2 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.

