



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



**34 Willows Road, Oakengates, Telford, TF2 9AE
Offers In The Region Of £175,000**



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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 and around 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.

Available with No Upward Chain

34 Willows Road is a pleasantly positioned three bedroomed semi-detached house requiring general refurbishment and modernisation.

The property in more details:-

Front entrance door to

Enclosed entrance porch and hallway with radiator.

Lounge

14'1" x 13'11" (4.30 x 4.25)

uPVC framed double glazed window with outlook to the front. Panelled radiator. Stone effect fireplace with slate hearth and gas fire. Matching TV plinth. Glazed sliding door.

Dining Room

10'5" x 9'9" (3.18 x 2.99)

Radiator. Glazed external door to rear garden with matching glazed side screen.

Kitchen

10'5" x 6'10" (3.18 x 2.10)

Original fittings comprising enamel surfaced metal sink unit with double drainer and cupboards below. Return worksurface with double cupboard below. Splashback wall tiling and wall mounted cupboards. Window with outlook to rear garden. Radiator. Door to

Side Porch

With upper glazed units to two sides and external door to side path and rear garden. Internal doors to built-in shelved pantry cupboard and attached garage.

From the entrance hall stairs to

Landing

With radiator and uPVC framed double glazed side window. Access hatch to loft. Built-in cupboard with lagged hot water cylinder and shelving area above.

Bedroom One

12'5" x 10'0" (3.80 x 3.07)

uPVC framed double glazed window with outlook towards the Wrekin. Radiator. Two built-in double wardrobes and matching dressing table with 4 drawer unit.

Bedroom Two

12'0" x 10'0" (3.68 x 3.07)

uPVC framed double glazed window with outlook to rear garden. Radiator.

Bedroom Three

6'9" x 6'10" (2.08 x 2.10)

uPVC framed double glazed window with outlook to rear garden.

Family Bathroom

Original suite comprising enamel surfaced metal bath, low level flush W.C. and pedestal wash hand basin. Half height tiling to walls. Radiator and uPVC framed patterned double glazed window.

Outside

The house is pleasantly set back from the road by a neatly maintained front garden finished to lawn and rose beds. Tarmac surfaced driveway providing off road parking for at least two cars leading to an attached garage. Garage having up and over door to the front, power and lighting. From the front of the house, side access to the rear garden. An attractive feature of this property is the enclosed rear garden. Not overlooked from the back, the garden is set out to lawn with terraced bank beyond stocked with a good range of plants, bushes and shrubs.

Additional Information

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

EPC RATING: D (57)

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: We understand that broadband is not currently installed at the property. Mobile phone service is available at this property and no black spots have been reported.. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

RIGHTS AND RESTRICTIONS: We are not aware of any onerous restrictions or rights of way.

FLOODING ISSUES: The property has not been subjected to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any new planning applications but potential purchasers are advised to check the Telford and Wrekin Planning Portal.

COAL FIELDS/MINING: The property is situated in a known coal mining area but no mining related issues have been disclosed.

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.

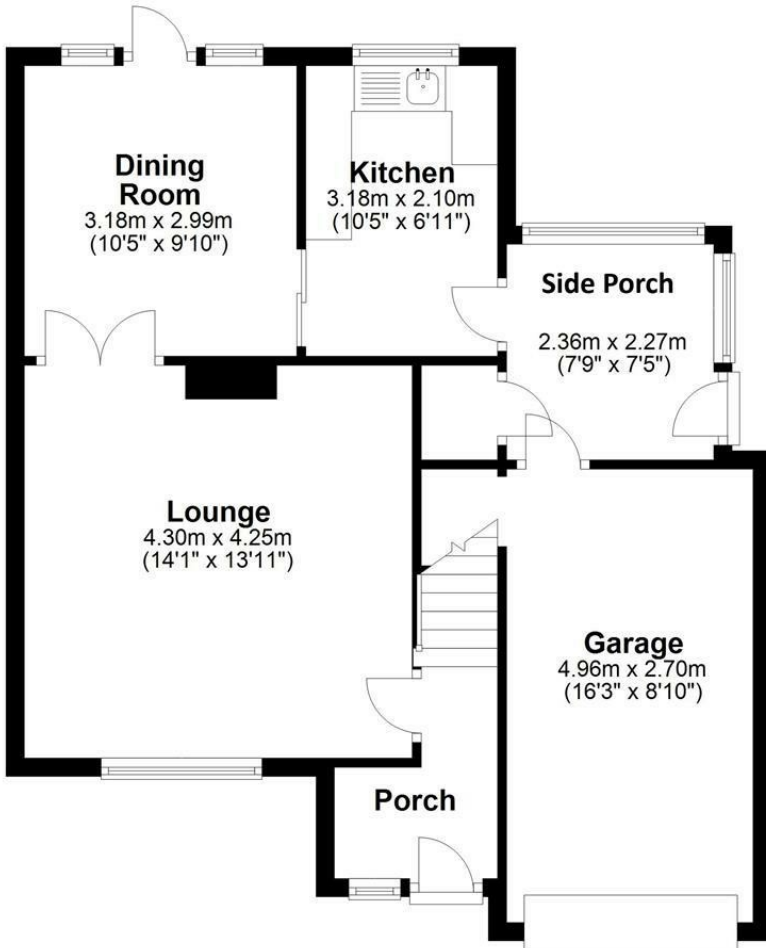




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

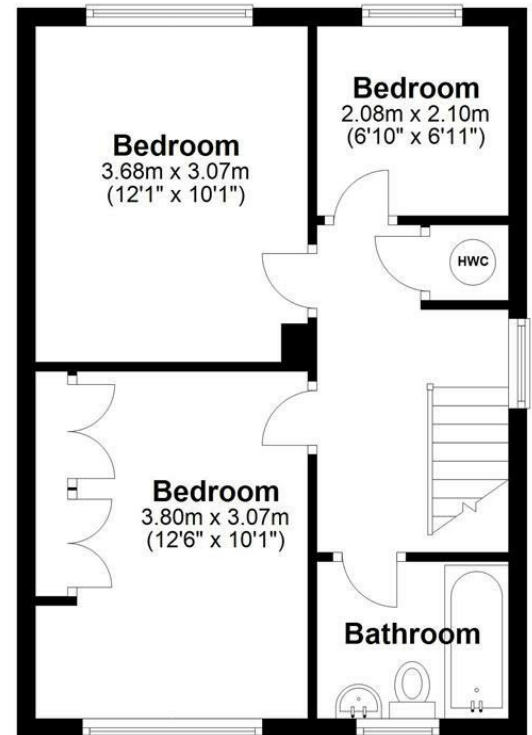
Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 101.0 sq. metres (1087.3 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.

