



**Estate Agents
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Surveyors & Valuers**

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**36 Laburnum Road, Wrockwardine Wood, Telford, TF2 6QN
Offers In The Region Of £199,950**

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Wrockwardine Wood is a popular residential area of north Telford, and is conveniently located for a range of local shops and amenities, as well as primary schools and a secondary school. Telford Town Centre, an indoor shopping centre, Southwater Leisure development and several retail parks are available in Telford. The area is well served by local bus services, and train stations are available at Wellington, Oakengates and Telford. Wrockwardine Wood is well placed to give access to the local road network, with the A442 and M54 providing access to Shrewsbury and Mid Wales in one direction and the West Midlands towns in the other.

Available with No Upward Chain

No. 36 Laburnum Road is a three bedroomed semi-detached house, positioned towards the head of this popular cul-de-sac. Benefitting from a good size conservatory addition, driveway parking and a detached double garage, the property in more detail:-

uPVC panelled / double glazed entrance door to

Through Hall

with uPVC framed double glazed side window and radiator. Useful understairs recess.

Lounge

11'9" x 13'1" (3.60 x 3.99)

with uPVC framed double glazed window to the front. Radiator. Attractive living flame coal effect gas fire with marble style hearth and back. Timber surround.

Opens to

Dining Room

8'11" x 10'3" (2.74 x 3.14)

gas fire set on a marble effect hearth with Adams style surround. uPVC framed double glazed patio doors to

Conservatory

9'7" x 16'2" (2.94 x 4.93)

having uPVC framed double glazed elevations and polycarbonate monopitched roof. French doors to rear garden. Radiator. Power and lighting.

Kitchen

10'11" (max) x 8'5" (3.34 (max) x 2.58)

having a range of fitted cupboards and comprising a stainless steel single basin sink unit with corner cupboard below and recess to the side suitable to house a washing machine. Return work surface with 1/2 cupboard below. Gas cooker with double oven and 4 ring hob. Space for upright fridge freezer. Recess for condensing dryer. Further matching shelved base cupboards with additional storage cupboards above. uPVC framed double

glazed window. uPVC framed patterned double glazed side external door. Wall mounted central heating boiler.

From the hall stairs to

Landing

with uPVC framed double glazed side window. Access hatch to loft.

Bedroom One

11'10" x 8'0" (3.63 x 2.46)

double size bedroom with built-in wardrobe to one wall having mirror fronted sliding doors. uPVC framed double glazed window to the front. Panelled radiator.

Bedroom Two

8'10" x 8'11" (2.71 x 2.74)

uPVC framed double glazed window with secondary glazing. Built-in double wardrobe with sliding mirrored fronts. Also built-in airing cupboard with bi-fold mirrored fronts. Lagged hot water cylinder. Panelled radiator.

Bedroom Three

7'11" x 8'9" (2.42 x 2.69)

uPVC framed double glazed window with outlook to the front. Radiator.

Bathroom

panelled bath with wall tiling above and electric shower over. Inset wash hand basin with open cabinet below. uPVC framed patterned double glazed window. Radiator.

Separate W.C.

low level flush W.C. uPVC framed patterned double glazed window.

Outside

The property is positioned towards the head of this popular cul-de-sac and the house is set back from the road behind a good size front garden finished to lawn. Driveway parking extends down the side of the house to further parking area and detached double garage. Garage (5.97m x 4.60m) having up and over door to the front, power and lighting. Also side window and courtesy door. The remainder of the rear garden is neatly set out to slabbed patio and lawn. Gated rear access to Silkin Way public walkway.

Additional Information

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

EPC RATING: D (65)

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 and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are no mobile black spots within the property (give details).

RIGHTS AND RESTRICTIONS: The vendor is not aware of any rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been flooded in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planning permissions or developments that will affect the property.

COAL FIELDS/MINING: Telford is a known coal mining area but the the vendor is not aware of any specific issues affecting the property.

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.

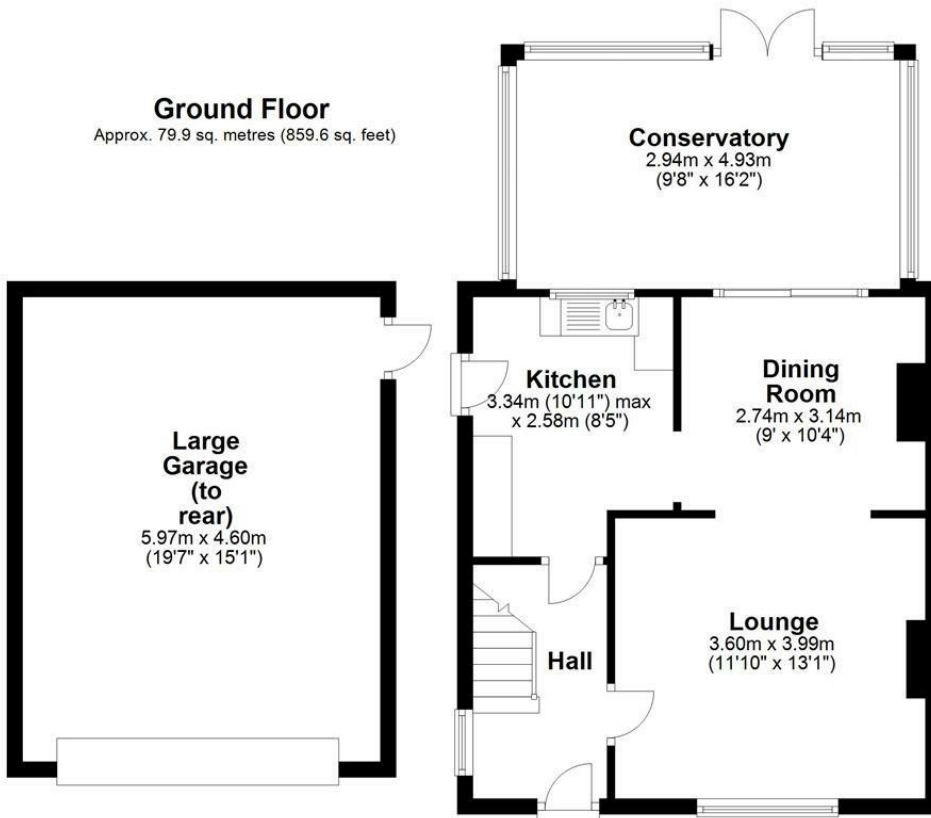




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales		EU Directive 2002/91/EC

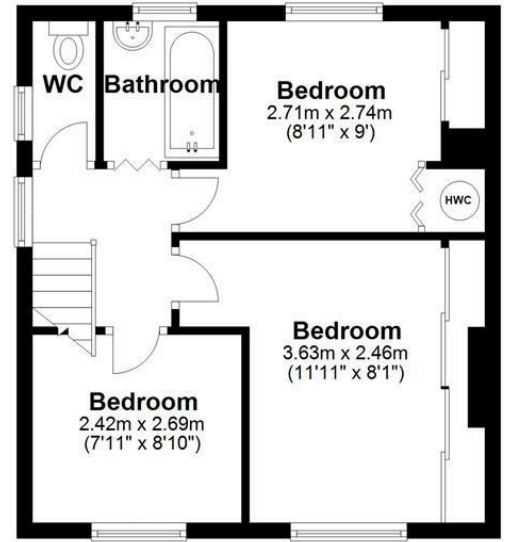
Ground Floor

Approx. 79.9 sq. metres (859.6 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 117.0 sq. metres (1259.8 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.

