

# 3 Joseph Rich Court, off New Street Oakengates Telford TF2 6ES



2 Bedroom House - Terraced  
Offers In The Region Of £115,000

## The features

- SCOPE FOR IMPROVEMENT AND MODERNISATION
- IDEAL INVESTMENT OR FIRST TIME BUYER
- LOUNGE, KITCHEN/DINING ROOM
- PARKING AND ENCLOSED GARDEN
- 2 BEDROOM TERRACED HOME
- EXCELLENT AMENITIES ON HAND
- 2 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN



**\*\*\* SCOPE FOR MODERNISATION \*\*\***

**Occupying a courtyard location in the heart of this popular market Town with excellent amenities on hand.**

**Offered for sale with no upward chain and having scope for improvement.**

**Reception Hall, Lounge, Kitchen/Dining Room, 2 Bedrooms and Bathroom.**

**Parking and enclosed Rear Garden.**

**Ideal for First Time Buyer or Investor.**

**Property details**

**LOCATION**

The property occupies a courtyard location just off New Street in the heart of the self sufficient area of Oakengates.. For commuters there is ease of access to the A5/M54 motorway network.

<https://monks.co.uk/buy/mortgage-calculator/>

**LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

**RECEPTION HALL**

With staircase to landing.

**LOUNGE**

With window overlooking the front, media point, radiator.

**KITCHEN/DINING ROOM**

With range of wall and floor units, space for appliances, useful under stairs storage cupboard, radiator. Window and door to garden.

**FIRST FLOOR LANDING**

Access to roof space.

**BEDROOM 1**

Window to the front, built in double wardrobe and storage cupboard, radiator.

**BEDROOM 2**

With window to the rear, radiator.

**BATHROOM**

With suite comprising panelled bath with shower over, wash hand basin and WC. Window to the rear, radiator.

**OUTSIDE**

The the front is allocated parking for two cars. Enclosed Rear Garden.

**GENERAL INFORMATION**

**TENURE**

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that all main services are connected.

**COUNCIL TAX BANDING - Band B**

**FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator.

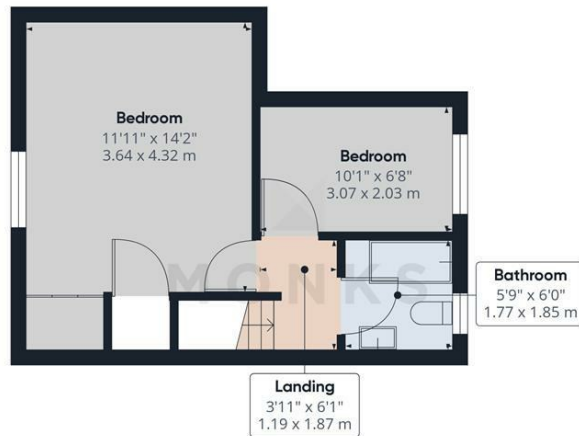
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
591.52 ft<sup>2</sup>  
54.95 m<sup>2</sup>

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.

GIRAFFE 360



## Judy Bourne

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## Get in touch

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## Shrewsbury office


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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.