



Oldcroft  
Oakengates, Telford, TF2 6HF

£239,950

# Property Features

- Highly Sought After Residential Location
- Delightful Three Bedroom Semi-Detached Property
- Bright and Inviting Reception Hallway
- Superb Family Lounge, Dining Room
- Stunning Garden Room,
- The Fantastic Family Bedrooms
- Family Shower Room
- Low Maintenance Rear Garden
- Block Paved Driveway, Solar Panels
- Internal Viewing is Considered Essential

## Full Description

Nestled within a peaceful cul-de-sac in a highly sought-after residential area, this delightful three-bedroom semi-detached home is a true gem. Extensively improved by the current owners, the property boasts beautiful internal finishes throughout and has been enhanced with the addition of solar panels, reducing energy costs and maximizing efficiency.

### GROUND FLOOR

As you step inside, you are welcomed by a bright and inviting reception hallway. To the front of the home, a superb family lounge offers generous proportions and an elegant ambiance. Pocket sliding doors connect this space to a wonderful adjacent dining room, perfect for both everyday meals and entertaining. At the rear of the home, a stunning garden room with panoramic views over the garden creates a tranquil retreat to relax and unwind. Completing the ground floor is an exceptional kitchen, appointed with timeless base units and ample recesses for appliances, along with a convenient side access door.

### RECEPTION HALL

### FAMILY LOUNGE

12' 4" x 10' 11" (3.77m x 3.34m)

### DINING ROOM

9' 3" x 8' 5" (2.83m x 2.58m)

### CONSERVATORY

12' 7" x 8' 6" (3.86m x 2.60m)

### KITCHEN

12' 4" x 8' 7" (3.76m x 2.62m)





## FIRST FLOOR

The first floor hosts three fantastic family bedrooms, each with generous proportions to accommodate a variety of furnishings and flexible living arrangements. The principal bedroom is further enhanced with fitted mirror-fronted wardrobes, adding a touch of luxury. A sleek and modern family shower room, complete with a stylish three-piece suite, completes the internal accommodation.

### BEDROOM ONE

10' 8" x 8' 8" (3.26m x 2.66m)

### BEDROOM TWO

10' 11" x 9' 8" (3.34m x 2.97m)

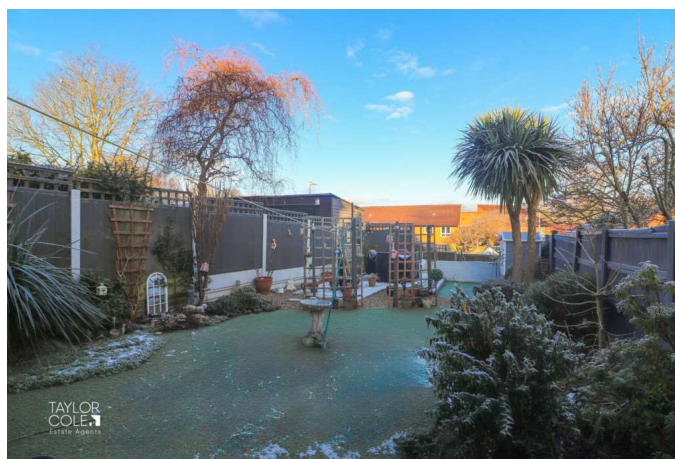
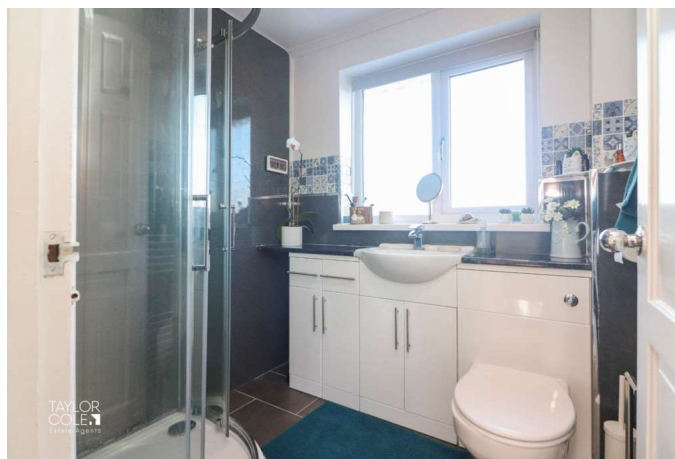
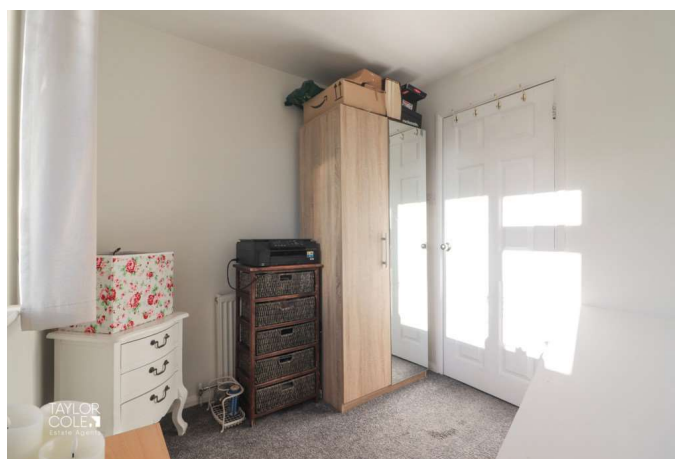
### BEDROOM THREE

8' 3" x 7' 5" (2.54m x 2.28m)

### SHOWER ROOM

### OUTSIDE

Outside, the rear garden is a true oasis of privacy and charm. Featuring low-maintenance artificial lawns, a spacious timber deck, and a slab-paved patio, it offers a variety of outdoor spaces to enjoy. Mature flowerbeds border the garden, adding vibrant color and character to the serene setting.



ANTI MONEY LAUNDERING

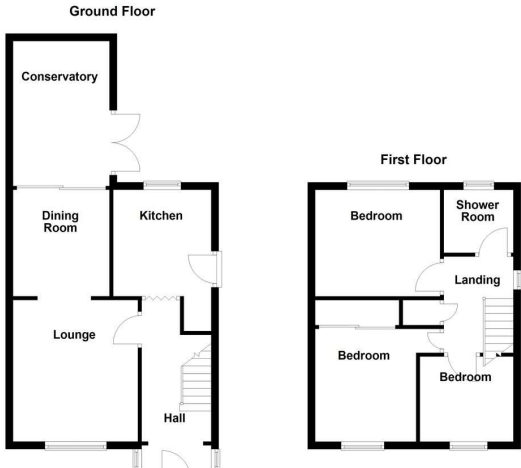
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements