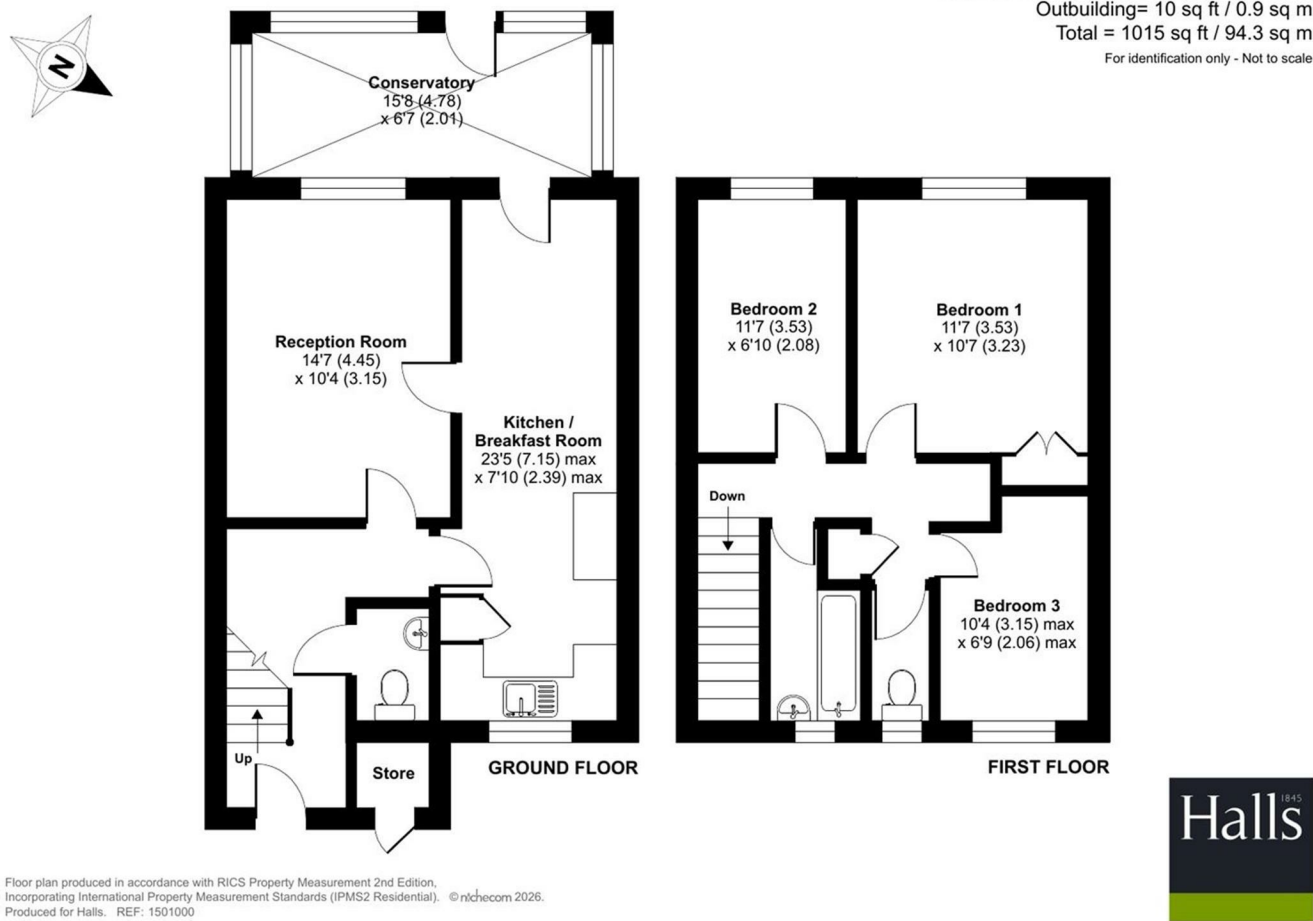


FOR SALE

55 Oakfield Road, Telford, TF5 0NB



FOR SALE

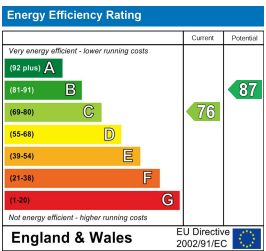
Offers in the region of £185,000

55 Oakfield Road, Telford, TF5 0NB

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A spacious three-bedroom home in the popular area of Shawbirch, offered with no upward chain. Featuring a kitchen/diner, conservatory, private rear garden and fresh décor throughout, this move-in-ready property is perfect for first-time buyers, young families or investors.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s


1 Bath/Shower Room/s



- No Upward Chain
- Recently Redecorated
- New Carpets Throughout
- Close to Amenities
- Private Rear Garden
- Popular Location

DESCRIPTION
Recently redecorated throughout and fitted with new carpets, this well-presented three-bedroom home is offered for sale with no upward chain, making it an excellent opportunity for buyers looking for a straightforward move. Offering well-balanced accommodation, a private rear garden and a convenient location close to local amenities, it is ideal for first-time buyers, young families or investors alike.

The ground floor provides a welcoming lounge, ideal for relaxing, while the kitchen/diner offers a practical and sociable space for everyday living and entertaining. Leading on from the kitchen, the conservatory creates an additional reception area overlooking the garden, making it a versatile space that could be used as a dining room, playroom or home office.

Upstairs, there are three well-proportioned bedrooms, served by a family bathroom with the added convenience of a separate WC.

Outside, the property enjoys a private rear garden, providing the perfect setting for outdoor dining, children to play or simply unwinding at the end of the day, there is also parking at the rear of the property.

Combining recent cosmetic improvements, spacious accommodation and a popular Shawbirc location close to shops, schools and transport links, this is a fantastic opportunity to purchase a home that's ready to move straight into.

LOCATION
Shawbirc is a popular residential area on the western edge of Telford, well regarded for its excellent range of local amenities, schools and green open spaces. Everyday conveniences are close at hand, while nearby Wellington offers a wider selection of independent shops, supermarkets, cafés and leisure facilities. The area is ideally placed for commuters, with easy access to the M54, A442 and Wellington railway station, providing excellent connections across the region and beyond.

- ROOMS**
- GROUND FLOOR**
- ENTRANCE HALL**
- LOUNGE**
- KITCHEN/DINING ROOM**
- CONSERVATORY**
- W.C.**
- FIRST FLOOR**

- BEDROOM ONE**
- BEDROOM TWO**
- BEDROOM THREE**
- BATHROOM**
- LOCAL AUTHORITY**
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: A

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or

monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.