



**Estate Agents
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2 Hilltop Road, Oakengates, Telford, TF2 6AX
Offers In The Region Of £250,000

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Most local amenities are available within and around Oakengates including shops, a Post Office, a primary school, doctors surgeries, bus and train stations. The district centre is currently undergoing a major regeneration project with the largest theatre in Telford being rebuilt and the adjoining shopping precinct remodelled.

Telford Town Centre, with its covered shopping centre, retail parks and Southwater leisure development is approximately 2.5 miles away.

The property comprises a traditionally constructed three bedroomed semi-detached house holding an attractive, elevated position set back off the road. The property benefits from gas central heating and double glazing throughout, the house has just been newly reroofed with a 10 year guarantee. the accommodation is set out in more detail below;

uPVC panelled / double glazed entrance door into...

Entrance Hall

With radiator.

Lounge

12'0" x 13'1" (3.67 x 4.01)

uPVC framed double glazed bay window to the front. Arched alcoves either side of the fireplace. Electric fire and panelled radiator. Understairs cupboard.

Inner Hall off which is the Utility Room, shower style Bathroom and Kitchen.

Utility Room

8'11" x 7'3" (2.73 x 2.21)

Having two double and two single height built-in storage cupboards. Plumbing connection for a washing machine. Also radiator and uPVC framed double glazed window with outlook to rear garden.

Fully-tiled shower style Bathroom

Having tiled shower enclosure with mains feed shower. Inset wash hand basin with vanity cupboard below. Low-level flush WC with concealed cistern. Radiator and ceramic tiled floor. uPVC framed patterned double glazed windows.

Kitchen

8'9" x 8'5" (2.69 x 2.59)

Range of fitted base and wall mounted cupboards, comprising a Franke 1 1/2 bowl sink unit with cupboard below and recess for dishwasher. Further corner cupboards and built-in electric oven with double drawer below. 4 ring Beko gas hob with filter extractor hood above and 3 drawer unit below. Recess for larder style fridge. Various wall mounted cupboards. uPVC framed double glazed window to rear garden and uPVC framed panelled double glazed external side door to pathway and gardens. Recess spotlights and ceramic tiled floor. Door to...

Dining Room

9'9" x 8'5" (2.99 x 2.59)

With radiator and uPVC framed double glazed side window.

From the Entrance Hall, stairs to Landing with uPVC framed double glazed window and access hatch to loft.

Bedroom One

9'0" x 11'9" (2.76 x 3.60)

A double size bedroom with uPVC framed double glazed window with outlook to the front. Built-in double wardrobe and radiator. Also, built-in cupboard over the stairs housing central heating boiler.

Bedroom Two

12'2" x 8'8" (3.73 x 2.65)

Double size bedroom with radiator. uPVC framed double glazed window with rear aspect.

Bedroom Three / Office

8'3" x 7'2" (2.54 x 2.20)

Currently used as an office having a uPVC framed double glazed window with rear aspect and radiator.

Outside

The property benefits from two off-road parking spaces to the front of the house. Garden path lead up to the front garden which is mainly taken up by an ornamental fish pond. Side access to rear garden which has been landscaped to hardstanding and a pleasant decked entertaining area. Useful good size shed.

Additional Information

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

EPC RATING: D (61)

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.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: Telford is a historic coal mining area but no mining related issues have been reported to us.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Oakengates District Centre, proceed out up Hartshill Road for about 1/4 of a mile. At the top, take a right turn onto Beverley Road and then an immediate right onto Hill Top Road. The property is just on the right set up above the parking spaces and front garden.

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.

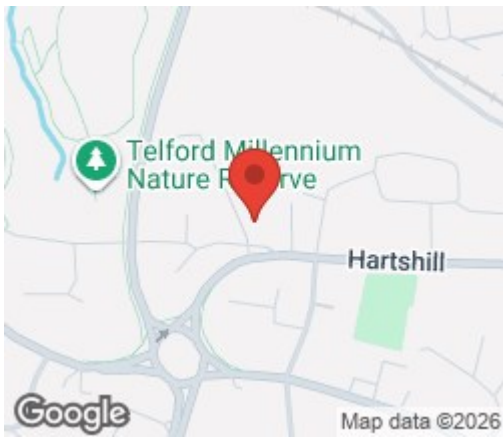
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

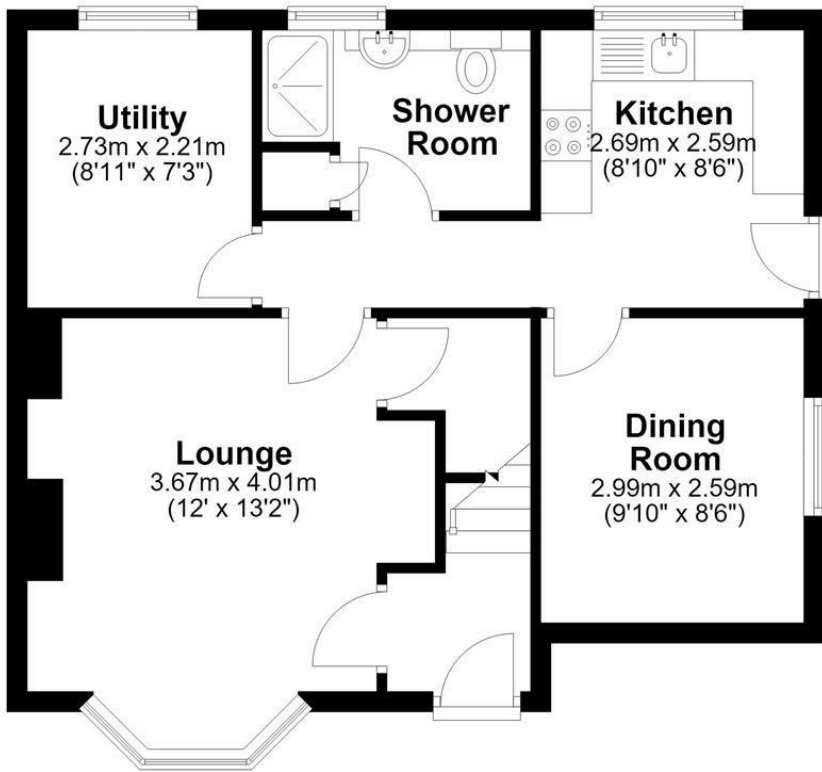




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

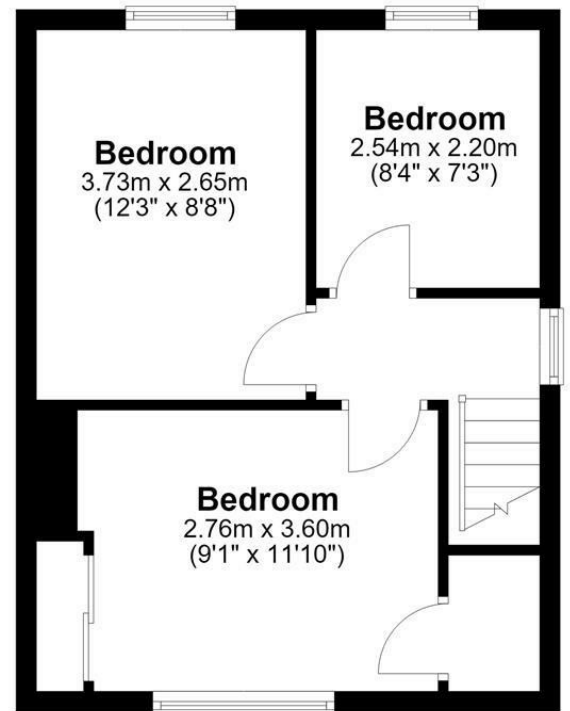
Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 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.