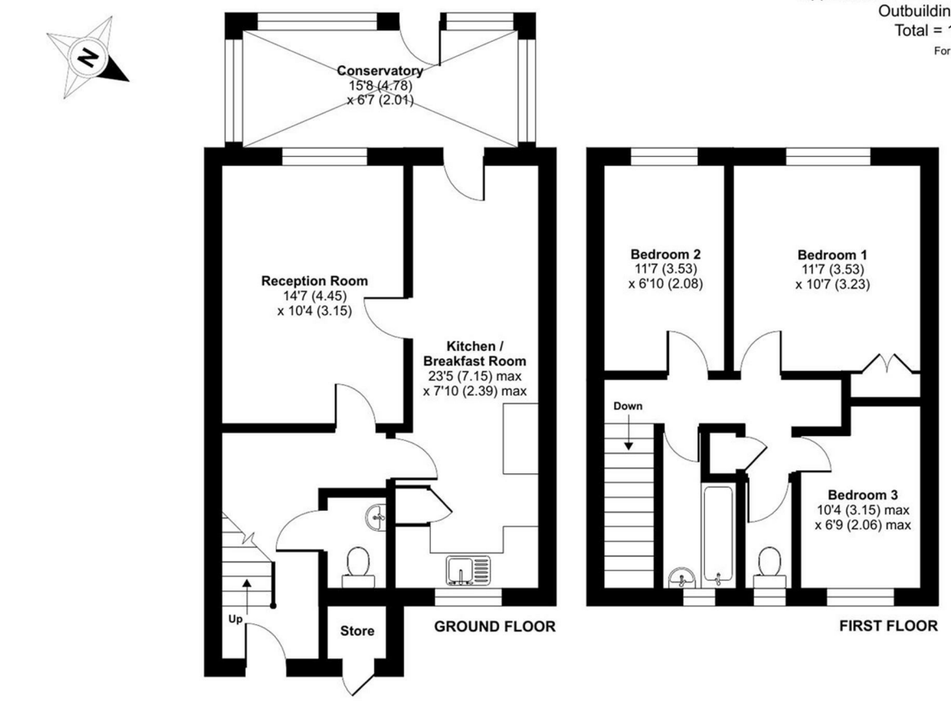
FOR SALE

55 Oakfield Road, Telford, TF5 0NB

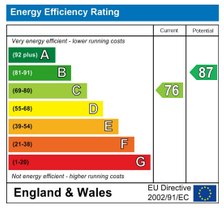
Approximate Area = 1005 sq ft / 93.4 sq m
Outbuilding= 10 sq ft / 0.9 sq m
Total = 1015 sq ft / 94.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1501000

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



Halls 1845

01952 971800

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

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FOR SALE

Offers Over £190,000

55 Oakfield Road, Telford, TF5 0NB

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.

1 Reception Room/s | 3 Bedroom/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.

Combining recent cosmetic improvements, spacious accommodation and a popular Shawbirch 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
Shawbirch 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 £30 (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.