



36 OXMOOR AVENUE

HADLEY | TELFORD || TF1 5SS



Stylish Redrow-built 3 home with a versatile insulated summer house. Offering three well-proportioned bedrooms, an open-plan kitchen/dining room, driveway, garage and an enclosed rear garden, this is a fantastic home for modern family living.

Offers in the region of £300,000



- Immaculately Presented
- Garage with Driveway
- Versatile Garden Room
- En-Suite to Main Bedroom
- Ground Floor W.C.
- Close to Amenities

DESCRIPTION

Built by Redrow Homes to the ever-popular Warwick design, this attractive detached home offers a fantastic balance of stylish living space and everyday practicality, making it an excellent choice for growing families or those looking to take the next step on the property ladder.

At the heart of the home is a spacious open-plan kitchen and dining room, creating the perfect setting for everything from busy weekday breakfasts to entertaining family and friends. Fitted with a range of integrated appliances, including a fridge freezer, dishwasher, gas hob and electric oven, it has been thoughtfully designed with modern living in mind, while a cleverly positioned utility cupboard helps keep the day-to-day essentials neatly tucked away. A separate living room provides a welcoming retreat to relax and unwind, with a guest cloakroom completing the ground floor.

Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.



Outside, the rear garden has been designed to be enjoyed, with a paved seating area leading onto a well-kept lawn and pathway to a fully insulated summer house. Whether you're working from home, looking for a creative studio or simply wanting additional space away from the main house, it offers superb versatility. A detached garage with light and power, driveway parking and a useful timber storage shed complete this impressive home.

LOCATION

Conveniently situated on the northern edge of Telford, this location is well suited to families and commuters alike. Hadley Learning Community is within easy reach, offering education from nursery through to secondary level, while Telford College is also close by. Everyday essentials, supermarkets and local amenities are all on hand, with Telford Town Centre just a short drive away providing an excellent choice of shopping, restaurants, leisure facilities and entertainment. The nearby market town of Wellington offers a traditional High Street, regular markets and a railway station, while excellent road links via the A442, A518 and M54 make travelling across Shropshire, Staffordshire and the West Midlands both quick and convenient.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINER

FIRST FLOOR



BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARAGE

GARDEN ROOM

LOCAL AUTHORITY

Telford and Wrekin

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

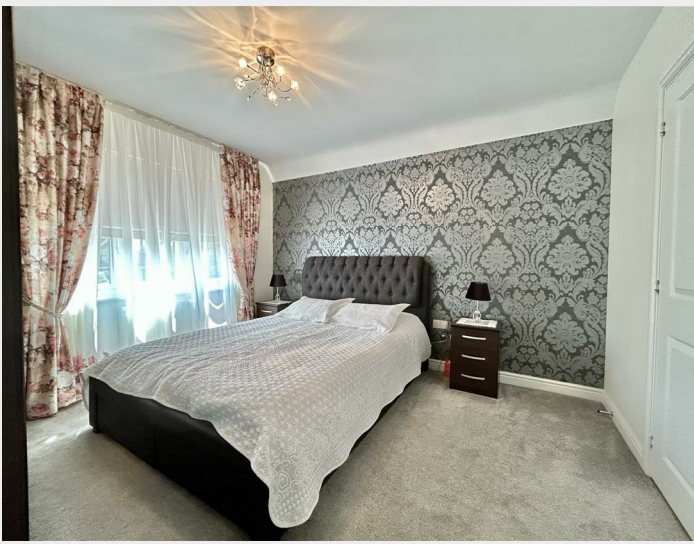
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

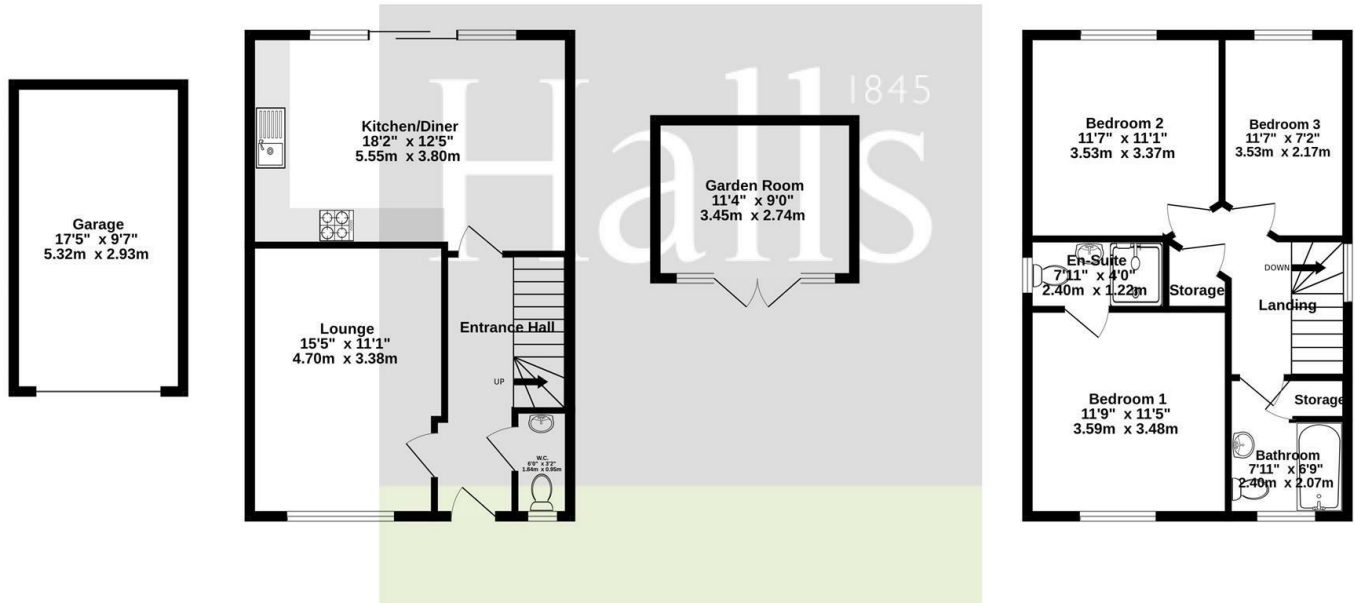
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

Ground Floor
767 sq.ft. (71.3 sq.m.) approx.

1st Floor
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



TELFORD SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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