Tempertons

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36 Willows Road, Oakengates, Telford, TF2 9AE

Offers In The Region Of £286,000

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The property is situated about 1/4 of a mile from Oakengates district centre and forms part of a popular residential development of houses and bungalows. Most local amenities are available within and around Oakengates including shops, a Post Office, a primary school, doctors surgeries, bus and train stations. The town is currently undergoing a major regeneration with the largest theatre in Telford being rebuilt and the adjoining shopping precinct remodelled for the 21st century.

Telford Town Centre, with its covered shopping centre, retail parks and Southwater leisure development is approximately 2.4 miles away.

No. 36 Willows Road is an extremely well presented three bedroomed semi-detached house with superb views from the front out to the Wrekin. A particularly attractive feature of the property is the lovely landscaped rear garden, set out to patio, established tiered borders and an elevated seating area with fabulous outlook.

The property in more detail:-

Enclosed Porch
having uPVC framed double glazed upper elevations and composite panelled entrance door. Tiled floor and inner uPVC framed patterned double glazed entrance door to

Entrance Hall
having radiator.

Lounge
14'0" x 13'10" (4.29 x 4.23)
contemporary style inset living flame gas fire, uPVC framed picture double glazed window to the front. Radiator. Multipaned double door to

Full Width Dining Kitchen
10'4" x 17'2" (3.16 x 5.25)
Dining area having radiator and uPVC framed double glazed French doors to rear garden. Laminate flooring extending to

Kitchen having a range of modern fitted base and wall mounted cupboards comprising sink unit with chrome mixer tap, with cupboard and integrated fridge below. Return work surface with double cupboard beneath, ceramic hob with corner cupboard below and filter extractor hood above. Integrated electric double oven /grill with cupboards above and below. Splash back tiling. uPVC framed double glazed window with pleasant outlook to stunning rear garden.

uPVC framed double glazed side door to

Sun/Garden Room
14'11" x 8'4" (4.55 x 2.56)
a lovely room having decorative tiled floor and radiator. uPVC framed double glazed side windows and French doors to rear garden. Also power and lighting.

Off is a built-in shelved store with plumbing connection for a washing machine. Also connecting door to garage.

From the entrance hall, stairs to

Landing
having a uPVC framed double glazed side window. Radiator. Access hatch to loft which is fully boarded, with lighting and loft ladder. Built-in cupboard with central heating boiler.

Bedroom One
12'7" x 10'4" (3.84 x 3.16)
uPVC framed double glazed window with stunning outlook over to the Wrekin. Radiator and laminate flooring.

Bedroom Two
12'0" x 10'0" (3.66 x 3.07)
uPVC framed double glazed window with lovely outlook over rear garden. Laminate flooring. Radiator.

Bedroom Three
6'9" x 6'11" (2.07 x 2.12)
uPVC framed double glazed window with outlook onto rear garden. Laminate flooring. Radiator.

Family Bathroom
lovely modern family bathroom with white seated corner bath having shower over. Low level flush W.C. Wash hand basin with vanity cupboard beneath. Fully tiled walls and floor. Chrome tower radiator.

Outside
Garage (5.08m x 2.73m) having up-over door to the front. Power and lighting. Modern resin surfaced driveway providing parking for two cars.

Neatly landscaped garden to the front with artificial grass with inset shrubs to border. From the front, side access to rear garden.

The rear garden is an absolute picture having been landscaped by the current owner to provide a lovely level patio and entertaining area against the house and Summer house. Tiered levels having beds with an array of mature colourful shrubs and bushes. Side steps lead to the top level finished to low maintenance ornamental stone and wood edged beds. Wooded backdrop and views to the front towards the Wrekin.

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

EPC RATING: D (68)

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.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

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. Vendor has made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding within the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or permissions that would affect the property.

COAL FIELDS/MINING: The vendors have confirmed that the property has not been affected by any mining related issues. Telford is and historic mining area and potential purchasers are advised to make their own enquiries in relation to this.

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

DIRECTIONS: From Oakengates town centre, proceed under the bridge carrying the A442 and up Station Hill. Take the 2nd turning on the left into Willow Road and the property can be found on the right hand side opposite a small cul-de-sac.

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.

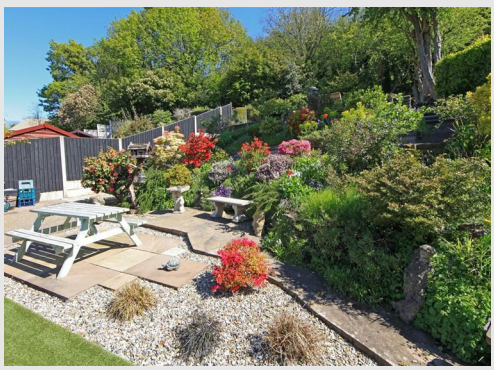
6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

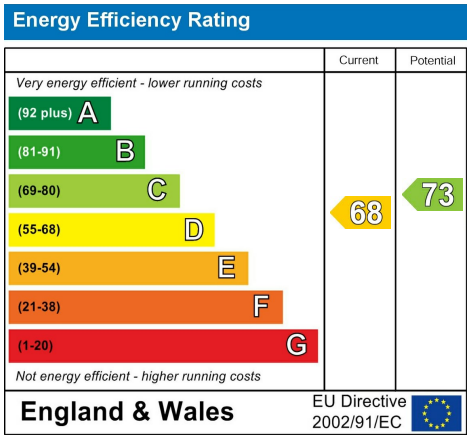






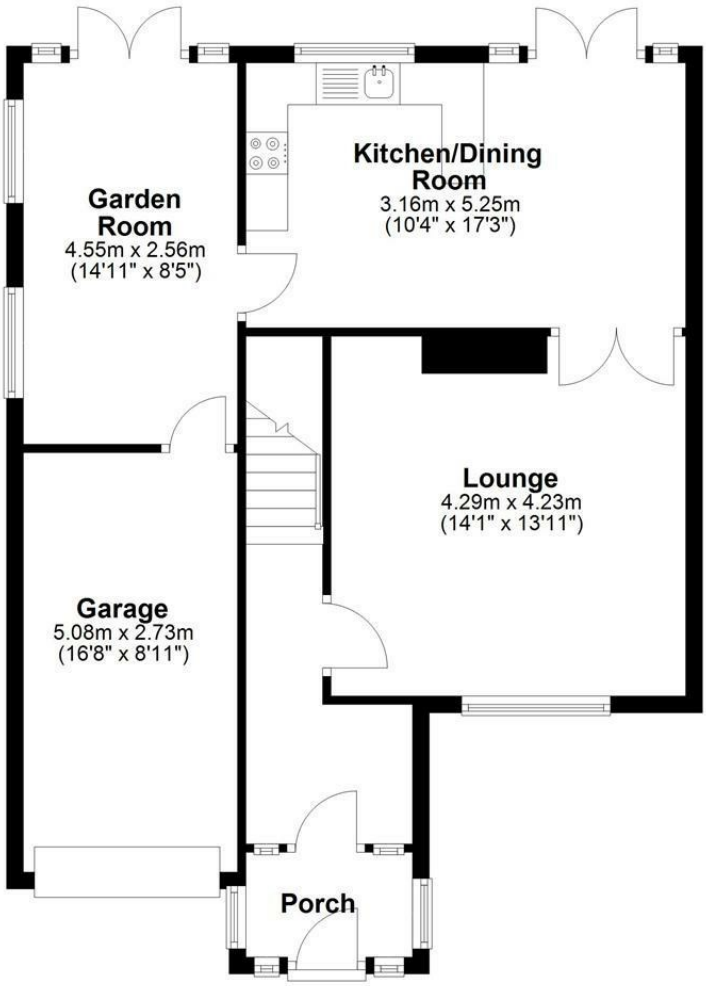




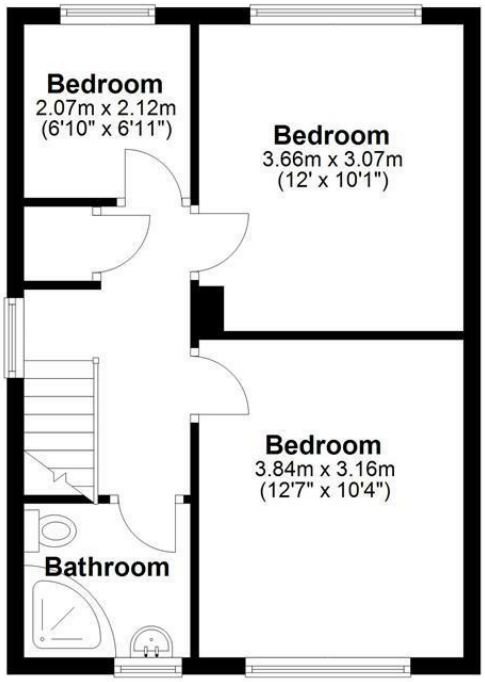
Ground Floor

Approx. 72.5 sq. metres (780.9 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 112.3 sq. metres (1208.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.