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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



SHENINGTON WAY, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Well-Maintained And Presented Mid-Townhouse
- > Established Cul-De-Sac Location
- > Pleasant Rear Garden And Allocated Off-Road Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is highly recommended for this attractive two-bedroom mid-townhouse, ideally situated within a well-established cul-de-sac and conveniently close to a range of local amenities. Beautifully presented throughout in neutral décor, the well-maintained accommodation offers an excellent opportunity for first-time buyers or those looking to downsize. The property benefits from UPVC double glazing and recently installed modern convector heaters, ensuring comfort and efficiency. The ground floor briefly comprises of a covered entrance leading to the inviting living room with modern gas fire, and a fitted kitchen with integrated appliances including oven, hob, extractor unit, fridge/freezer and washing machine. To the first floor, there are two bedrooms (bedroom one with fitted wardrobes) and a stylishly refitted bathroom featuring a modern three-piece suite having a Aqualisa shower. Externally, the property enjoys a pleasant, enclosed rear garden—ideal for relaxing or entertaining—as well as allocated parking for upto three vehicles. There is the added benefit of an attached storage shed to the front elevation. This lovely home has been re-decorated and re-carpeted in the last 18 months, is ready to move into and must be viewed to be fully appreciated. The property is situated within an established cul-de-sac which is well situated for Oakwood shopping centre, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

UPVC Composite Door To:

- Living Room: (11'6" x 11'10") 3.51 x 3.61
- Dining Kitchen: (8'3" x 11'10") 2.51 x 3.61
- First Floor Landing: (5'10" x 3'8") 1.78 x 1.12
- Bedroom One: (8'2" x 9'10") 2.49 x 3.00
- Bedroom Two: (8'4" x 6'0") 2.54 x 1.83
- Bathroom: (5'5" x 5'5") 1.65 x 1.65

Outside:

There is a small garden area to the front elevation and attached storage shed. There is a pleasant and enclosed rear garden with gravelled patio area and pathway incorporating a lawned area and garden shed. Allocated parking is provided adjacent to the property for upto three vehicles.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	484 ft ² / 45 m ²		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY168495		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1800 mb/s

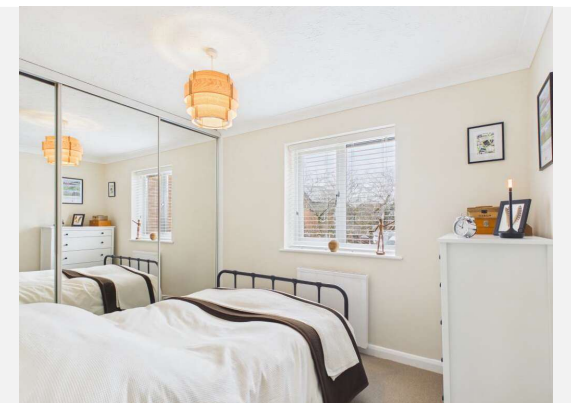
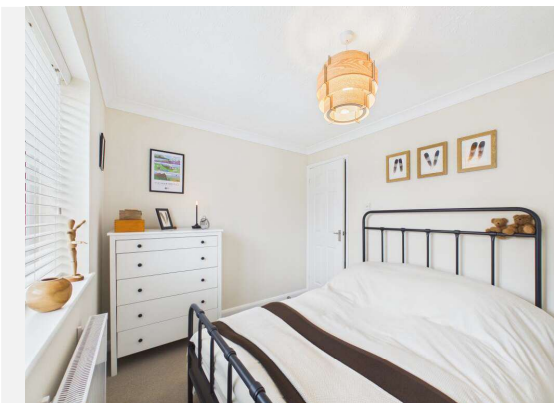
Mobile Coverage: (based on calls indoors)



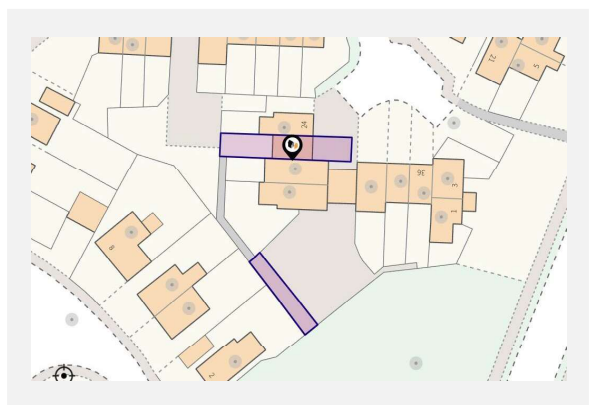
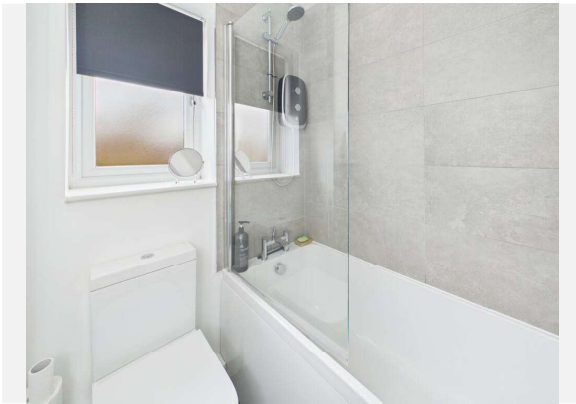
Satellite/Fibre TV Availability:



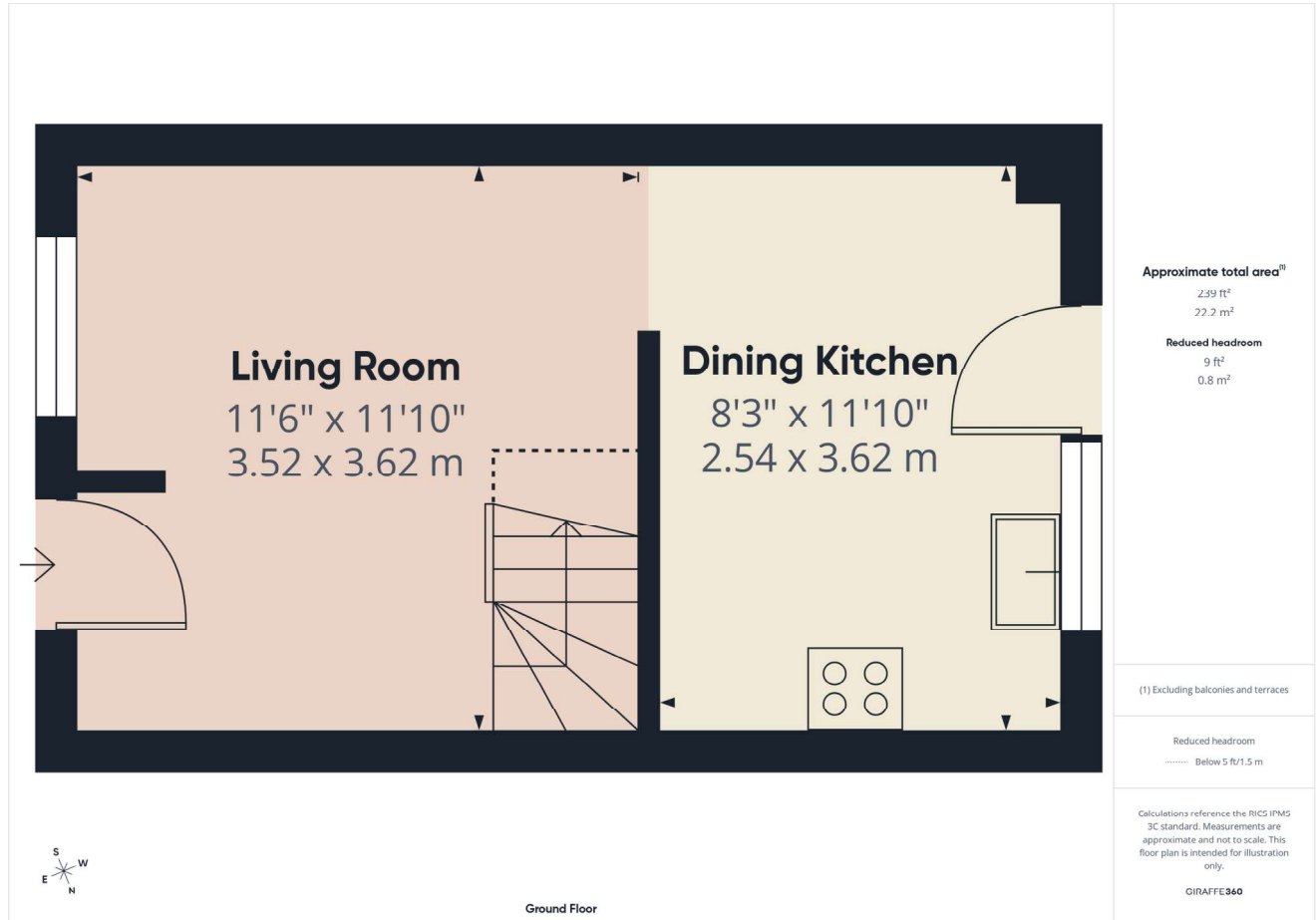
Gallery Photos



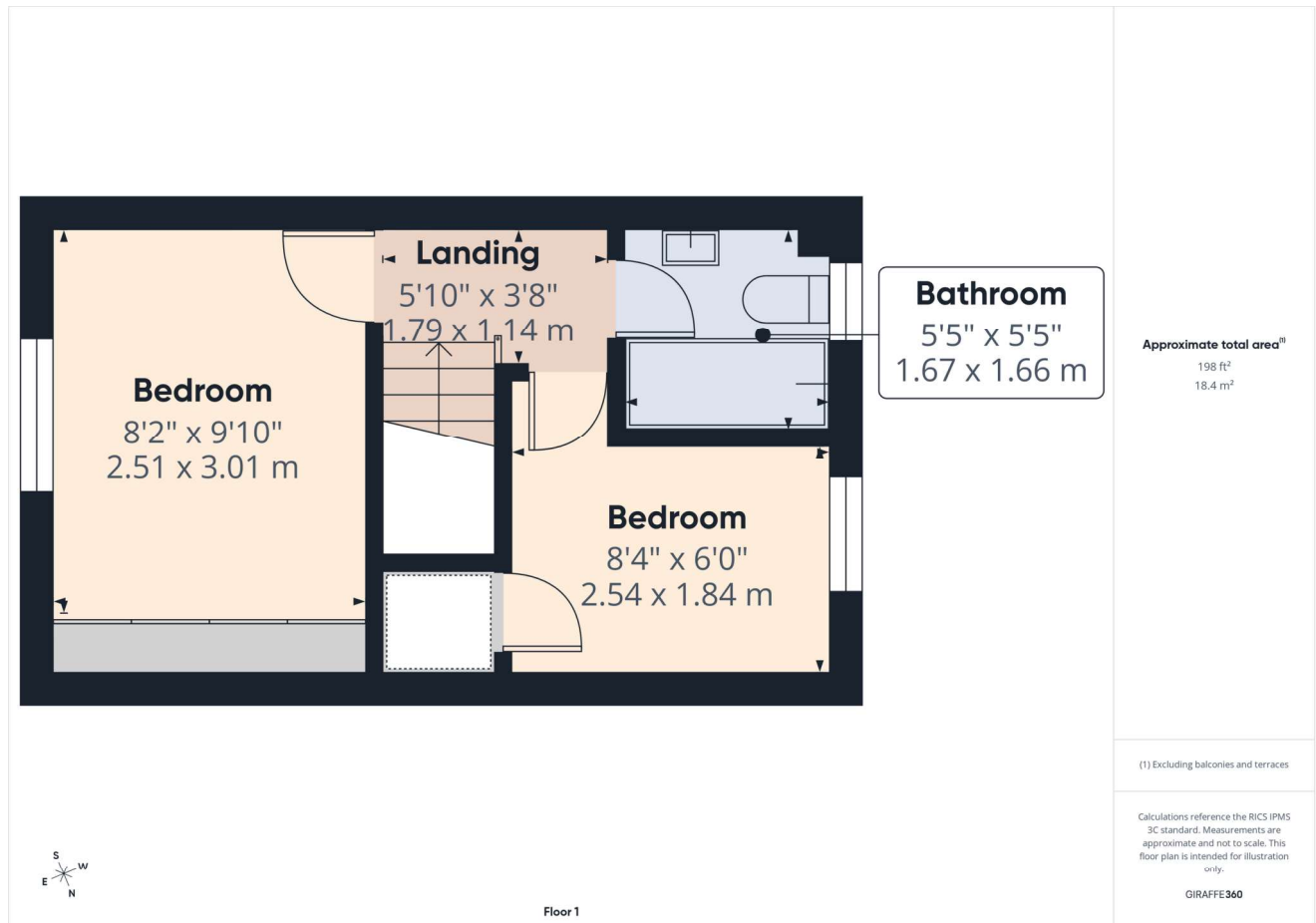
Gallery Photos



SHENINGTON WAY, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Shenington Way, Oakwood, DE21

Energy rating

D

Valid until 05.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	45 m ²

Hannells About Us



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.

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Testimonials



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Data Quality

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