



Helping *you* move



53 Near Vallens, Hadley, TF1 5SH

This property has been completely refurbished and offers a fantastic opportunity to move into a home that feels like new! The improvements include: New Double Glazing, Re-Wired Electrics, a New Heating System, a Brand-New Kitchen, a Stylish New Bathroom and New Carpets and Flooring Throughout.

Offers in the Region of
£195,000

53 Near Vallens, Hadley, TF1 5SH

Overview

- A Completely Refurbished Semi-Detached Home
- Two Bedrooms
- New Windows, French Doors and Front Door
- New Heating System
- Stylish New Bathroom
- Brand New Kitchen
- New Flooring and Carpets Throughout
- New Fascias, Soffits and Guttering
- New Internal Doors
- Good Sized Parking Area with Parking for Two Cars
- Generous Rear Garden
- EPC Rating – TBC
- Council Tax Band A



BRIEF DESCRIPTION

This completely refurbished home offers the exciting opportunity to move into a property that feels like new, with virtually every aspect having been renewed. The improvements include: New Double Glazing, Re-Wired Electrics, a New Heating System, a Brand-New Kitchen, a Stylish New Bathroom, and New Carpets and Flooring Throughout.

Importantly, the property also offers a much Larger Plot than you might expect for this style of home, with Two Parking Spaces to the front, Additional Parking to the side, and a particularly Generous Rear Garden.

LOCATION

Situated in the established residential locality of Hadley being served by a range of neighbourhood amenities along with Hadley Learning Community which offers nursery facilities right through to Secondary education facilities.



Your **Local** Property Experts
01952 820 239

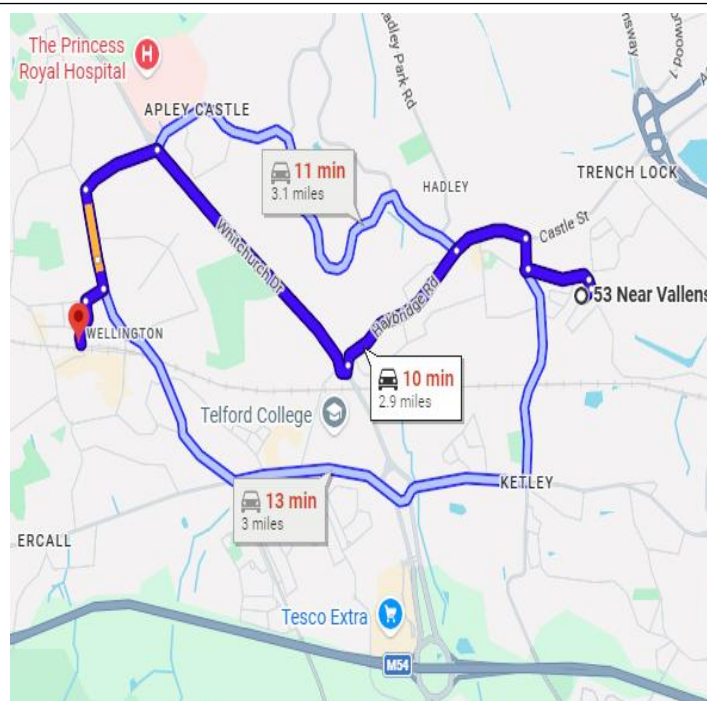


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Ketley Brook roundabout take the second exit onto A518. Turn left onto Waterloo road and then turn right onto Pool Meadow. Turn right onto Church Street and then right onto Near Vallens. The property will be marked by the Barbers for sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Floor Plan to be Inserted Here

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.