



Helping *you* move



2 Urban Road, Wrockwardine Wood, Telford, TF2 8LW

A nicely positioned Detached Bungalow offering spacious accommodation with good Parking and situated less than 1 mile from Oakengates Town Centre. The property has a large Entrance Hall, Fitted Kitchen, very spacious Lounge 3 Bedrooms and a Bathroom, good sized Parking Area to the side and lawned Gardens

Offers in the Region of
£250,000

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Overview

- Spacious Detached Bungalow
- Three Bedrooms
- Entrance Hall
- Kitchen
- Lounge
- Shower Room
- Ample Parking
- Close to Local Amenities
- No Upward Chain
- Good Sized Gardens
- Council Tax Band C
- EPC Rating - C



BRIEF DESCRIPTION

Nestled in a very nice elevated location, this beautifully positioned Detached Bungalow offers generous living space and ample parking, situated just under a mile from the bustling Oakengates Town Centre. The property features a spacious Entrance Hall that sets the tone for the rest of the home. Inside, you'll find a Fitted Kitchen and a remarkably spacious Lounge ideal for relaxation and entertaining. The bungalow boasts Three well-proportioned Bedrooms, providing comfortable accommodation for the whole family, and a well-appointed Bathroom. Outside, the property continues to impress with a sizable Parking area to the side. The lawned Gardens offer a serene outdoor space, perfect for gardening, play, or outdoor dining.

LOCATION

Situated in the established residential locality of Wrockwardine Wood being served by a variety of local shops, a leisure centre and local Primary and Secondary Schools.

A modern road network connects the property to all parts of Telford and the modern range of shopping and leisure facilities available at Telford Town Centre.



Your **Local** Property Experts
01952 820 239

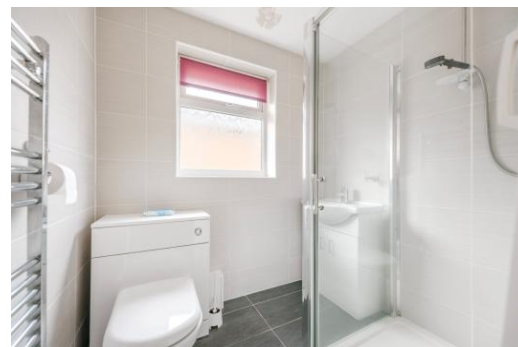


USEFUL INFORMATION: TO VIEW THIS

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

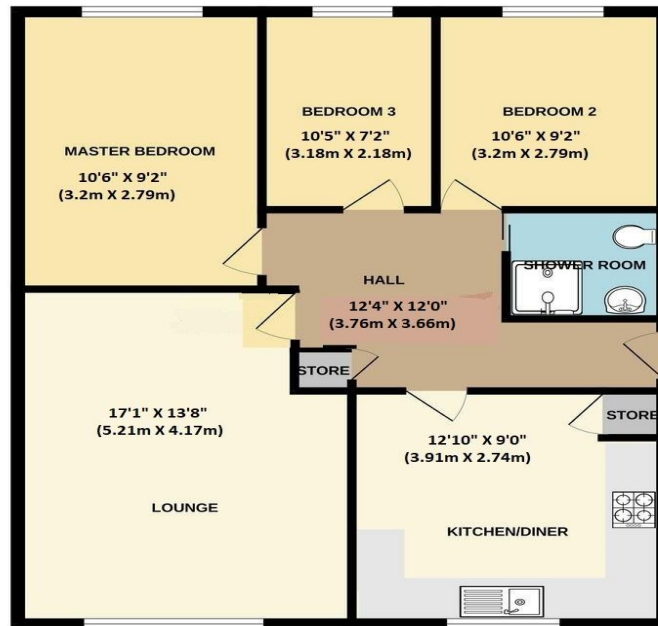


DIRECTIONS: From Newport Town Centre, take the A518 in the direction of Telford Town Centre. Upon reaching the Gun Roundabout, take the 1st exit onto School Road/A4640, go straight across at the mini roundabout and continue for 0.9 miles. At Donnington Wood Roundabout, take the 2nd exit onto Donnington Wood Way/A4640 and continue for 0.7 miles, at the Asda roundabout, take the 3rd exit onto Wrockwardine Wood Way/B4373 and at the next roundabout, take the 1st exit and stay on Wrockwardine Wood Way/B4373. Continue straight to stay on Wrockwardine Wood Way/B4373 then turn left onto New Road, then left onto Urban Road, where the property will be located on the right hand side as identified by our For Sale Board.

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.

GROUND FLOOR



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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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

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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.