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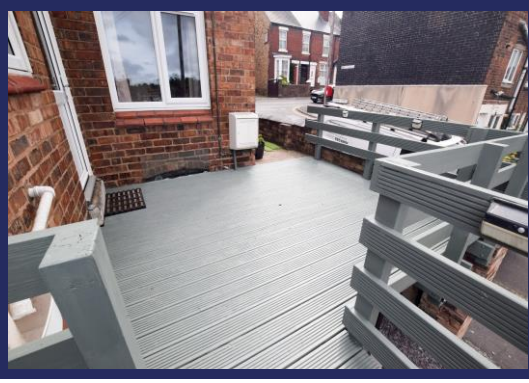

37 Stafford Road, Oakengates

A beautiful example of a Semi-Detached Period Property with deceptively spacious accommodation throughout providing two reception rooms and two bedrooms. Conveniently located on the edge of Town which provides a range of local neighbourhood amenities and education facilities.

Offers in the Region of

£180,000

37 Stafford Road, Oakengates, Telford, TF2 6JW.

Overview

- Semi-Detached House
- Attractive period property
- Lounge and Dining Room
- Modern Kitchen
- Cellar
- Two Bedrooms
- Modern Bathroom
- Driveway parking
- Elevated Decked Patio
- Gas CH, Double Glazing
- EPC D, Council Tax B



Location

Situated in the established residential locality of Oakengates, the property is on the perimeter edge of the District Centre of Oakengates with its local neighbourhood Shopping facilities and amenities. An excellent road network and bus links connect the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This attractive Period Style Semi-Detached House has well presented accommodation throughout and would make an ideal purchase for First Time Buyers or young family. The Entrance Hall provides access into the Lounge with walk-in bay window overlooking the front and feature fireplace housing an electric fire. The Dining Room is located to the central rear section of the property and has a window overlooking the decked patio area. A modern fitted Kitchen provides a good range of drawers, base and wall mounted units with complementary working surfaces, built-in oven with hob and extractor over, space for an upright fridge freezer, window and door overlooking the deck and enjoying the comfort of under floor heating. A door opens to the staircase descending to the cellar which provides an excellent area for storage and laundry appliance provision.



Stairs, with turns, ascend to the first floor Landing - here you will find two double Bedrooms, one to the front and one to the rear. The Bathroom has a modern white suite with P shaped bath with shower over; cupboard housing the boiler. Gas central heating and double glazing complete the accommodation.

Externally, the property has a brick boundary wall to the front and side with pathway leading to the front door and around the side of the property to join the elevated decked patio area. Steps descend to the driveway parking area with useful under-deck slate storage area; door into a useful shed.









TENURE
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY
Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

SERVICES
We are advised that mains water, drainage, gas and electricity 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/

VIEWING
By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS
From Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road, continue straight over at the traffic lights, at Beveley roundabout take the second exit into Hartshill and follow this down to the ring-road of the town. Bear left into New Street and follow this around to the right and at the mini roundabout turn left onto Stafford Street and the property will be found on your left hand side just after the turning for Slaney Street.

METHOD OF SALE
For Sale by Private Treaty.

WE40233.220526

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.



All measurements quoted are approximate:

LOUNGE ***12' 11" x 11' 5" (3.94m x 3.48m)***

DINING ROOM ***12' 2" x 11' 9" (3.71m x 3.58m)***

KITCHEN ***9' 0" x 8' 11" (2.74m x 2.72m)***

CELLAR ***12' 3" x 11' 8" (3.73m x 3.56m)***

BEDROOM ONE ***15' 1" x 12' 1" (4.6m x 3.68m)***

BEDROOM TWO ***12' 0" x 9' 5" (3.66m x 2.87m)***

BATHROOM ***9' 7" x 8' 1" (2.92m x 2.46m)***



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 221 200

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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.