



Helping *you* move



## 9 Sorbus Avenue, Hadley

This attractive three Bedroom End Terraced House is an ideal purchase for first time buyers or young family and is located on the edge of the estate with green space to the front. The property also benefits from a Garage and no upward chain.

Offers in the Region of

**£210,000**

# 9 Sorbus Avenue, Hadley, Telford, TF1 5TL.

## Overview

- Attractive End Terraced House
- Nicely presented throughout
- No Upward Chain
- Lounge / Diner
- Kitchen, Cloakroom
- Three Bedrooms
- En-suite Shower Room
- Bathroom
- Garage and one parking space
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC tbc, Council Tax C



## Location

Situated on a modern estate amongst similar style properties, overlooking a green area to the front, 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.

## Brief Description

This attractive end terraced House provides well maintained accommodation throughout, ideal for first time buyers, a young family and has the benefit of no upward chain.

Entering the property into the Hall with stairs to the first floor and a guest Cloakroom. The Lounge / Diner is situated to the rear with windows and French doors looking out to the garden; there is a useful under stairs storage cupboard and open plan styling into the fitted Kitchen which has a range of white, high gloss fronted, drawers, base and wall mounted units with complementary working surfaces and integral fridge / freezer, dishwasher, oven, hob and extractor, 1.5 bowl stainless steel sink unit with window looking out to the front over the green space.



Stairs ascend to the first floor Landing - Bedroom one faces the front and has a built-in wardrobe and En-suite with modern white three piece suite. There are two further Bedrooms located to the rear and a principal Bathroom with modern white three piece suite. The accommodation benefits from gas central heating and upvc double glazing.

Externally, there is a low maintenance gravel fore garden. Access from the tributary road leads to the side of the property into the rear courtyard parking and garaging area where you will find one garage and parking space allocated to the property. The rear garden has a paved patio area, artificial lawned garden and decked patio.



#### 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. There is an estate service charge, currently £180, for the upkeep of communal areas.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed towards Apley roundabout, at the roundabout take the 4th exit onto Whichurch Drive, at the roundabout take the exit onto Haybridge Road and follow this through to the edge of Trench Lock - at the small roundabout take the 2nd exit onto Sommerfield Road and then take the 3rd right into Sorbus Avenue - turn left along the tributary road to the property and through to the Garaging / communal parking area where you will find the single garage (in a block) with parking for one vehicle in front.

#### METHOD OF SALE

For Sale by Private Treaty.

WE39536.260126

**AML REGULATIONS** Barbers are marketing the property on behalf of Move with Us, who as the appointed selling agent are required by law to conduct anti-money laundering checks on all those buying a property, incurring a charge to purchasers of £ 58.80 (incl. VAT). This fee will need to be paid by you in advance, ahead of issuing a memorandum of sale, and is non-refundable.



All measurements quoted are approximate:

**LOUNGE / DINING ROOM 17' 9" x 15' 5" (5.41m x 4.7m) max.**

**KITCHEN 9' 3" x 8' 0" (2.82m x 2.44m)**

**CLOAKROOM 6' 6" x 3' 1" (1.98m x 0.94m)**

**BEDROOM ONE 10' 2" x 8' 9" (3.1m x 2.67m) min. plus door recess**

**EN-SUITE 6' 5" x 5' 0" (1.96m x 1.52m)**

**BEDROOM TWO 10' 4" x 8' 8" (3.15m x 2.64m)**

**BEDROOM THREE 10' 4" x 6' 4" (3.15m x 1.93m)**

**BATHROOM 6' 8" x 6' 2" (2.03m x 1.88m)**

EPC Graph

## 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

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@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.