



Helping *you* move



22 The Nettlefolds, Hadley

Located in a popular residential development, this three-bedroom detached home, offers well presented and versatile accommodation. Ideal for first-time buyers and families, the property combines modern living with excellent local amenities and transport links.

Offers in the Region of

£240,000

22 The Nettlefolds, Hadley, Telford, TF1 5PF.

Overview

- Detached House
- Hall, Lounge, Study
- Kitchen, GF Cloakroom
- Three Bedrooms
- En-suite Shower Room
- Bathroom
- Two allocated Parking Spaces
- Gardens to the rear
- Gas CH, Double Glazing
- EPC C, Council Tax D



Location

Situated in the established residential locality of Hadley being served by Hadley Learning Community which offers nursery facilities right through to Secondary education facilities. The local centre of Hadley provides a good range of shops and amenities. Access to the M54 or A442 is approximately 1 mile distant and provides excellent road access to Telford and the West Midlands Conurbation, Shrewsbury and Newport.

Brief Description

The ground floor features a welcoming entrance hall, a spacious dual-aspect lounge with French doors opening onto the rear garden, and a modern kitchen/dining room fitted with contemporary units and its own French doors to the garden. A separate reception room to the front provides flexible space for a playroom, home office, or formal dining room, while a guest WC completes the ground floor accommodation.

Upstairs, the generous principal bedroom benefits from an en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.



Outside, the fully enclosed rear garden has been thoughtfully designed with a paved patio, lawn, and raised decked seating area, creating an ideal space for relaxing and entertaining. The property also benefits from allocated parking for two vehicles.

Nearby to the highly regarded Hadley Learning Community, the home enjoys easy access to the A442, M54 motorway, and the wide range of shopping, leisure, and transport facilities available at Telford Town Centre.

A fantastic home in a sought-after location, early viewing is strongly recommended.



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. We have been advised there is an Estate Service charge payable to First Port which is approximately £274pa.

LOCAL AUTHORITY

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

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 Trench Lock Interchange proceed towards Hadley along Trench Lock / Castle Street - after the roundabout carry on along Castle Street and then take the second right into The Nettlefolds;

METHOD OF SALE

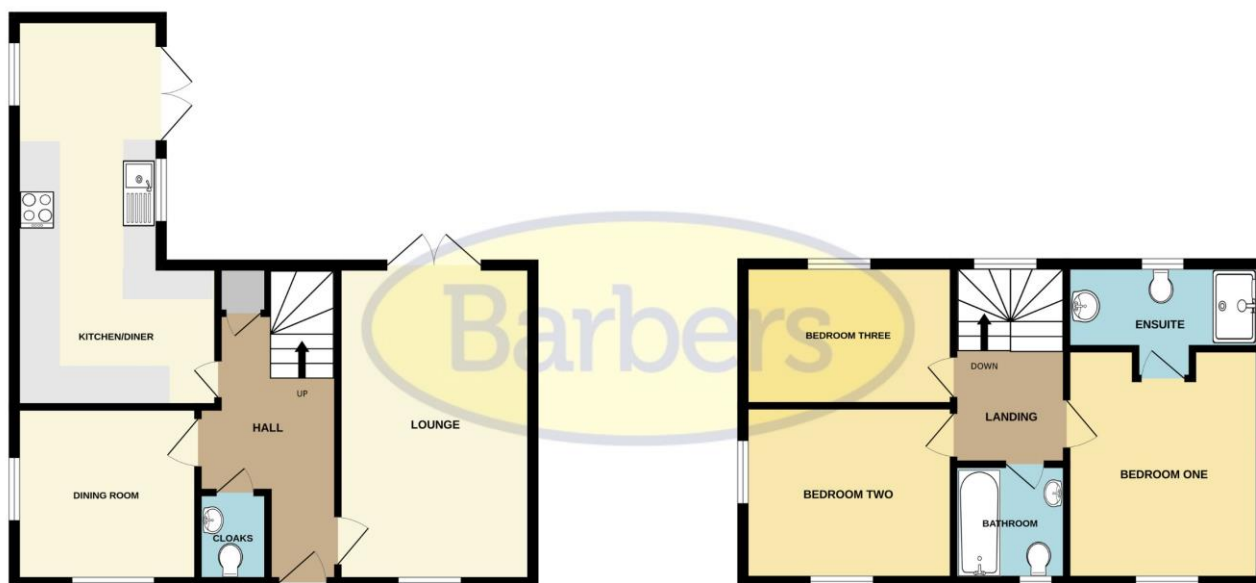
For Sale by Private Treaty.

WE 40731 290726

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.

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.
Made with Metropix ©2026

All measurements quoted are approximate:

LOUNGE 16' 9" x 10' 4" (5.11m x 3.15m)

CLOAKS 4' 9" x 3' 5" (1.45m x 1.04m)

DINING ROOM/STUDY 9' 3" x 9' 8" (2.82m x 2.95m)

KITCHEN/DINER 20' 6" x 10' 9" (6.25m x 3.28m) max.

BEDROOM ONE 12' 1" x 10' 2" (3.68m x 3.1m)

ENSUITE 10' 4" x 4' 6" (3.15m x 1.37m)

BEDROOM TWO 11' 0" x 9' 6" (3.35m x 2.9m)

BEDROOM THREE 11' 0" x 6' 11" (3.35m x 2.11m)

BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Email: wellington@barbers-online.co.uk

Barbers

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.