



Helping *you* move



54 Church Street, Hadley

Offered for sale with no upward chain, this Semi-Detached House provides spacious accommodation throughout including Two Bedrooms and a good sized Garage. The property is conveniently located for a range of neighbourhood shops, amenities and education facilities.

Offers in the Region of

£170,000

54 Church Street, Hadley, Telford, Shropshire, TF1 5RH.

Overview

- Semi-Detached House
- No Upward Chain
- Lounge / Dining Room
- Kitchen
- Two Bedrooms
- Modern Bathroom
- Larger than average Garage
- Gardens to front & rear
- Gas CH, Double Glazing
- EPC D, Council Tax B
- Viewing Recommended



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.

Brief Description

This semi-detached House, available with no upward chain, has provided a much loved family home for decades and now offers an ideal opportunity for First Time Buyers or young couple to step onto the property ladder. Entering into the Entrance Hall with window to the front and stairs to the first floor. A door opens to the left into the Lounge / Diner with windows to the front and rear, feature fireplace and archway forming a separation between the two areas. From the Dining area a sliding door leads into the Kitchen, fitted with a range of base and wall mounted cupboards, complementary working surfaces, space and provision for a washing machine and free standing cooker; built-in pantry cupboard and walk-in under stairs cupboard.



A door opens into the Garage, of generous proportions, with up-and-over door to the front, single glazed window and door to the rear garden. Stairs, from the Hall, ascend to the first floor Landing with window on the side, built-in cupboard housing the boiler. Bedroom One overlooks the front and has built-in wardrobes. Bedroom Two overlooks the rear. The Bathroom has a modern white suite including a Bath and separate Shower cubicle. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a block paviour driveway with adjacent lawned garden. The rear garden has a patio area, lawned area with central pathway and established shrubs.



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

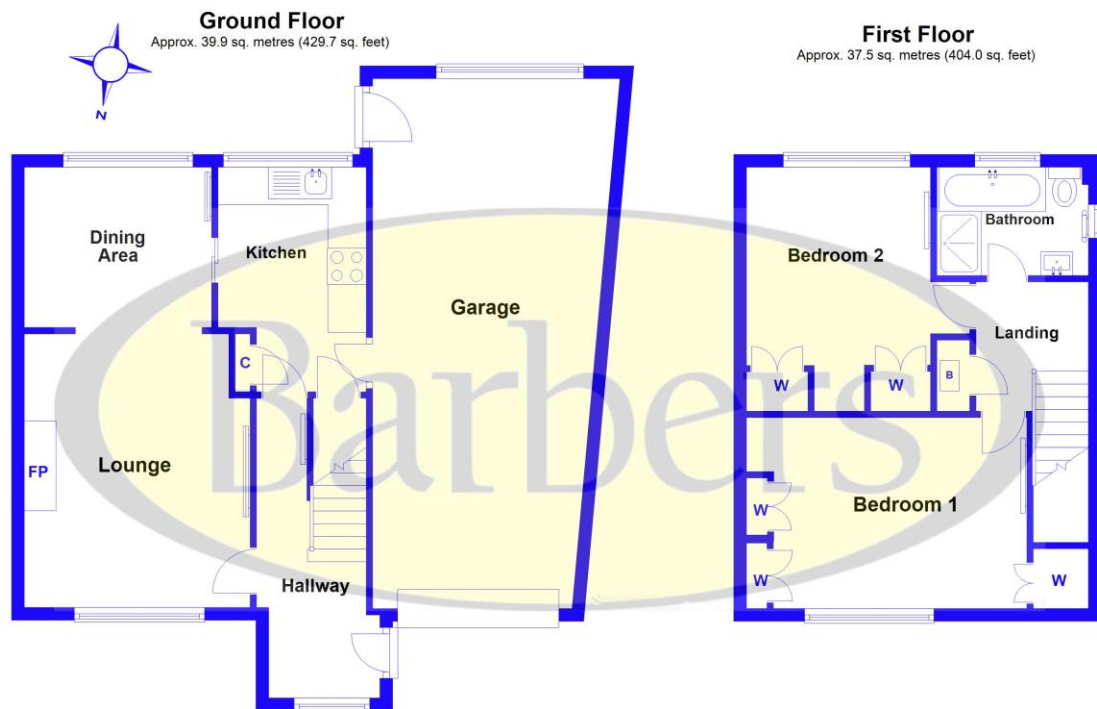
From the A442 Trench Lock roundabout proceed into Hadley on Trench Lock and then Castle Street - after Lidl at the traffic lights turn left into Stadium Way, second exit at the roundabout into Waterloo Road and then second left into Pool Meadow. At the junction turn left into Church Street and the property will be found a short way along on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36549.260924

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.



Total area: approx. 77.5 sq. metres (833.7 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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54 Castle Street, Hadley, Telford

All measurements quoted are approximate:

- LOUNGE 14' 1" x 11' 6" (4.29m x 3.51m)**
- DINING ROOM 9' 7" x 8' 3" (2.92m x 2.51m)**
- KITCHEN 11' 6" x 7' 6" (3.51m x 2.29m) max.**
- BEDROOM ONE 12' 6" x 9' 9" (3.81m x 2.97m)**
- BEDROOM TWO 12' 6" x 9' 5" (3.81m x 2.87m)**
- BATHROOM 8' 0" x 5' 5" (2.44m x 1.65m)**
- GARAGE 27' 5" x 10' 4" (8.36m x 3.15m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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

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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.