



Helping *you* move



## 23 Upper Road, Madeley

Offered for sale with no upward chain, this Semi-Detached House has Three Bedrooms, Two Reception Rooms and a Conservatory. Very convenient for the local Primary School and shopping amenities of the Town.

Offers in the Region of

**£180,000**

# 23 Upper Road, Madeley, Telford, TF7 5DG.

## Overview

- Semi-Detached House
- No Upward Chain
- Lounge, Dining Room
- Kitchen and Utility Room
- Conservatory
- Three Bedrooms
- Bathroom
- Driveway Parking & Car Port
- Gardens to front & rear
- Gas CH, Double Glazing
- EPC E, Council Tax B



## Location

The property is very convenient for the local Primary School and Madeley itself is an established residential locality which is served by a range of shops and leisure facilities. The UNESCO World Heritage site of Ironbridge Gorge is approximately 1.5 miles distant. An excellent road network links the property to all parts of the Telford area including the modern range of shopping and leisure facilities at Telford Town Centre.

## Brief Description

Offered for sale with no upward chain, this Semi-Detached House offers deceptively spacious accommodation throughout, ideal for somebody wishing to put their own unique stamp onto the property. Entering into the Hall with stairs to the first floor, open doorway to Kitchen and door off to the left into the Lounge with a walk-in bay window to the front, feature fireplace and door leading into the Dining Room where there is a folding door into the Kitchen and sliding patio doors into the Conservatory - this has lovely views over the rear garden. The Kitchen has a good range of drawers, base and wall mounted units with work surfaces, integral high-level double oven, five ring gas hob. A door provides access into a passageway with access from the front, through to the rear, with a useful storage cupboard, toilet and door to the Utility Room where you will find provision for appliances.



Stairs ascend to the first floor Landing with access off into Three Bedrooms and a Bathroom with white three piece suite. The property has gas central heating and double glazing.

Externally, the property is approached over a tarmac driveway which leads to a car-port with door to the passage and further door into an open storage area providing access into the rear garden. There is a lawned front garden with borders and brick boundary wall. The well proportioned rear garden is predominantly laid to lawn with central pathway and patio areas.

Agents Note - The property is of non-standard construction – buyers are advised to check with their mortgage advisors regarding their ability to obtain a mortgage on this property.



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

#### DIRECTIONS

Proceeding along the A442 in a southerly direction towards Madeley and Ironbridge and come off onto the A4169 and at Castlefields Roundabout turn left onto the B4373 Castlefields Way and carry on to Woodside Roundabout and turn left into Park Way. At the traffic lights turn right into Maddocks and at the first mini roundabout go straight over and then at the next roundabout turn left into Upper Road. Follow the road along and the property will be located on the left hand side before the School.

#### METHOD OF SALE

For Sale by Private Treaty.

WE37036.191224

**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 £35 (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 13' 9" x 11' 0" (4.19m x 3.35m)

DINING ROOM 10' 7" x 9' 8" (3.23m x 2.95m)

CONSERVATORY 10' 2" x 10' 1" (3.1m x 3.07m)

KITCHEN 9' 8" x 8' 9" (2.95m x 2.67m)

UTILITY ROOM 7' 5" x 6' 7" (2.26m x 2.01m) min.

BEDROOM ONE 13' 7" x 9' 9" (4.14m x 2.97m) max. into wardrobe

BEDROOM TWO 11' 3" x 10' 4" (3.43m x 3.15m) plus door recess

BEDROOM THREE 9' 3" x 7' 4" (2.82m x 2.24m)

BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 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

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.