



Helping *you* move



## 72 Marlborough Road, Hadley

A well maintained and smartly presented Three Bedroom Detached House with spacious accommodation throughout and benefitting from a Garage. Conveniently located for local amenities and Hadley Learning Community.

Offers in the Region of

**£260,000**

# 72 Marlborough Road, Hadley, Telford, TF1 5LN.

## Overview

- Detached House
- Lounge with dual aspect
- Dining Room
- Kitchen / Dining Room
- Cloakroom, Bathroom
- Master Bedroom with En-suite
- Two Further Bedrooms
- Gardens, Garage
- Gas CH, Double Glazing
- Replacement Boiler (from 01.11.22)
- Council Tax D. EPC C



## Location

Situated on a modern housing estate 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 spacious Detached House has very smartly presented and well maintained accommodation throughout, along with a unique shape, to provide an ideal home for the growing family. Entering into the Entrance Hall with stairs to the first floor, storage cupboard and cloakroom with white two piece suite. The Lounge has a dual aspect to front and rear with French doors out into the rear garden. The Dining Room has a window to the fore. The attractive Kitchen / Diner has a good range of drawers, base and wall mounted units with complementary working surfaces over with inset sink unit and hob with extractor over, eye level oven and breakfast bar area, space and provision for three further appliances; window to the front and French doors opening out to the rear garden.



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Stairs, with turns and a window, ascend to the first floor Landing with useful cupboard. The Master Bedroom has a dual aspect and two sets of built-in wardrobes; a door off into the En-Suite with three piece white suite. The Bathroom has a white three piece suite. There are two further Bedrooms.

Externally, the property has a gravelled front garden with pathway leading to the front door. The attractive rear garden has decked areas, established lawn and shrub borders; a side gate provides access to the front. There is a pedestrian door into the Garage with up-and-over door and is accessed off a courtyard in Bricklin Mews. The property currently has a long-term tenant.



#### 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 can be provided upon completion unless a buyer wishes to retain the current tenant.

#### LOCAL AUTHORITY

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

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. We are advised that the sellers are installing a brand new far more efficient boiler on 1st November and there will be extended service and maintenance cover for 2 years on top of the 10 year warranty. 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.

#### 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 Trench Lock interchange off the A442 proceed towards Hadley and turn left into Sommerfeld Road. Take the second right into Marlborough Road. Follow this road around and no.72 will be found on the right hand side. The garage is accessed off Bricklin Mews - proceed into the block paved courtyard area and proceed through the passage in between a row of houses on the left and this brings you out to a garage / parking area directly to the rear of no.72.

#### METHOD OF SALE

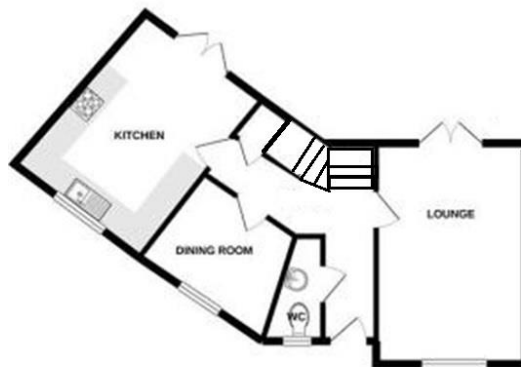
For Sale by Private Treaty.

WE31912.171022

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR



1ST FLOOR



All measurements quoted are approximate:

**CLOAKROOM** 7' 6" x 4' 5" (2.29m x 1.35m) max.

**LOUNGE** 15' 7" x 10' 6" (4.75m x 3.2m)

**DINING ROOM** 10' 1" x 8' 2" (3.07m x 2.49m) max.

**KITCHEN / DINER** 14' 2" x 11' 8" (4.32m x 3.56m)

**BEDROOM ONE** 15' 8" x 10' 6" (4.78m x 3.2m)

**EN-SUITE** 7' 2" x 3' 8" (2.18m x 1.12m)

**BEDROOM TWO** 10' 1" x 6' 8" (3.07m x 2.03m)

**BEDROOM THREE** 14' 3" x 7' 8" (4.34m x 2.34m)

**BATHROOM**

## 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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.