



Helping *you* move



61 Far Vallens, Hadley

Offered for sale with No Upward Chain, this three Bedroom Semi-Detached House offers spacious accommodation throughout and is convenient for a range of local education facilities, shops and neighbourhood amenities.

Offers over

£185,000

61 Far Vallens, Hadley, Telford, TF1 5SD

Overview

- Semi-Detached House
- Lounge, Dining Room
- Kitchen, Lean-To
- Shower Room
- Three Bedrooms
- Driveway parking and Garage
- Corner Plot Gardens
- Majority Double Glazing
- Gas Central Heating
- No Upward Chain
- Council Tax B, EPC D
- Freehold



Location

Situated in the established residential locality of Hadley being served by a range of neighbourhood shops and amenities along with Hadley Learning Community which offers nursery facilities right through to Secondary education facilities. Telford Town Centre is approximately 3 miles distant and provides comprehensive shopping and leisure facilities, Railway and Bus Stations; access to the M54 Motorway is some 2 miles distant.

Brief Description

This Semi-Detached House has been a much loved family home for decades and now provides the opportunity for a variety of buyers to refurbish throughout. Entering into the Entrance Hall with stairs to the first floor; the Lounge is off to the right and has a walk-in bay window and feature fireplace with electric fire; an archway leads into the Dining Room with single glazed French doors opening into the Lean-to providing delightful views and access into the rear garden, a return door leads into the Kitchen which has a range of drawers, base and wall mounted units, complementary working surfaces, space and provision for a cooker and upright fridge/freezer; one single and one double glazed window.



Stairs ascend to the first floor Landing with window on the side. The Shower Room has a white three piece suite with wide walk-in low sliding door shower area. There are three Bedrooms in total, Bedroom Two overlooks the rear garden; Bedroom One has a walk-in bay window, airing cupboard with tank; Bedroom Three has an over stairs cupboard and window to the fore. The accommodation benefits from gas central heating and majority double glazing.

Externally, the property enjoys a generous corner plot position with gravelled front garden adjacent to a concrete driveway and further garden area, established shrubs and attached single garage with timber doors. Side access leads into an ideal storage / patio area surrounding the garage which in turn joins the main garden area which is made up of low maintenance areas, low borders with shrubs and a raised border.



AGENTS NOTE

There is a planning application on land within the vicinity of the property. Application number TWC/2021/1179, for the "Erection of 186no. dwellings together with formation of new vehicular accesses, landscaping, attenuation pond and associated infrastructure"



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 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.

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 Apley roundabout take the exit onto Whitchurch Drive, at the roundabout take the 2nd exit onto Haybridge Road, continue onto Britannia Way, turn right onto Stadium Way, at the roundabout continue straight over onto Waterloo Road, turn left onto Pool Meadow, turn right onto Church Street and then turn right onto Far Vallens, follow the road along and take the third turning on the left - the property will be found immediately on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE32571.180223

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
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
Made with Metropix ©2023

All measurements quoted are approximate:

LOUNGE 12' 9" x 11' 7" (3.89m x 3.53m) plus bay

DINING ROOM 10' 2" x 8' 9" (3.1m x 2.67m)

KITCHEN 10' 9" x 8' 4" (3.28m x 2.54m) max.

LEAN TO 17' 0" x 7' 3" (5.18m x 2.21m)

SHOWER ROOM 7' 7" x 5' 6" (2.31m x 1.68m)

BEDROOM ONE 11' 9" x 10' 3" (3.58m x 3.12m) plus bay and door recess

BEDROOM TWO 11' 2" x 9' 0" (3.4m x 2.74m)

BEDROOM THREE 8' 6" x 7' 9" (2.59m x 2.36m) max.

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

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



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.