



Helping *you* move



3 Parish Drive, Hadley

A spacious two bedroomed detached bungalow with garage and off road parking, one of three bungalows, tucked away behind the main properties on a small cul-de-sac in this popular residential location.

Offers in the Region of

£225,000

3 Parish Drive, Hadley, Telford TF1 5AP

Overview

- No Upward Chain
- Detached Bungalow
- Large Lounge/Diner
- Fitted Kitchen
- Two Double Bedrooms
- Refitted Shower Room
- Gas Fired CH, uPVC Double Glazing
- Generously Proportioned Gardens
- Garage and Driveway Parking
- Cul-de-Sac Location
- Freehold
- Council Tax C. EPC Rating D



Location

Situated, tucked away on a short cul-de-sac 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.

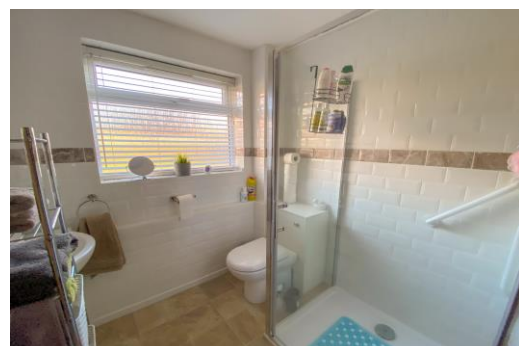
Brief Description

This much loved and improved property offers neatly presented and easily managed accommodation throughout and benefits from recently installed uPVC double glazing throughout. It is entered via a composite door into the Entrance Hall with useful airing cupboard. To the right, the Lounge / Diner has a dual aspect to the front and rear, with sliding patio doors giving access to the garden. The Kitchen is situated to the other end of the property, fitted with a range of base and wall mounted units having complementary working surfaces over and backsplash tiling. Under the inset stainless steel sink is space and plumbing provision for a washing machine and adjacent to the boiler is space for an upright fridge freezer. Inset four ring hob with fan assisted oven below. A side aspect door opens into the garage.



The main bedroom and second bedroom are both doubles, with rear aspect windows. The refitted shower room features a walk-in shower with modern electric shower unit, low level flush WC and wash hand basin set into a vanity unit. Front aspect patterned glazed window.

Externally, the front garden is laid predominantly to lawn and features an apple tree, along with ornamental gravel parking leading to the garage, which has up/over door, power and light as well as a rear aspect courtesy door and window to the garden. The area in front of the bungalow is owned by number 3, with the neighbouring bungalow having access over. The large rear garden is fully enclosed by timber fencing, mainly laid to lawn and a large paved patio areas. There is a substantial timber workshop/shed in one corner.



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 Banding C (currently £1,693.95 for 2023/24)

EPC RATING

D. The full energy performance certificate (EPC) will soon be available for this property upon request.

SERVICES

We are advised that mains water, gas, drainage and electricity are available. The property is heated via a gas fired central heating system. 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 the Princess Royal Hospital, proceed along Grainger Drive, away from Wellington. At the roundabout, turn right, following this road towards Hadley. At the traffic lights, turn left and follow this road until the roundabout with the petrol station. Take the second exit into Sommerfield Road and then turn first right into Marlborough Road. Follow Marlborough Road to the end, turning right and then take the second right into Union Street. Parish Drive is the first turning to the left and the property can be found (behind the houses) down a short, private drive, on the right hand side.

METHOD OF SALE

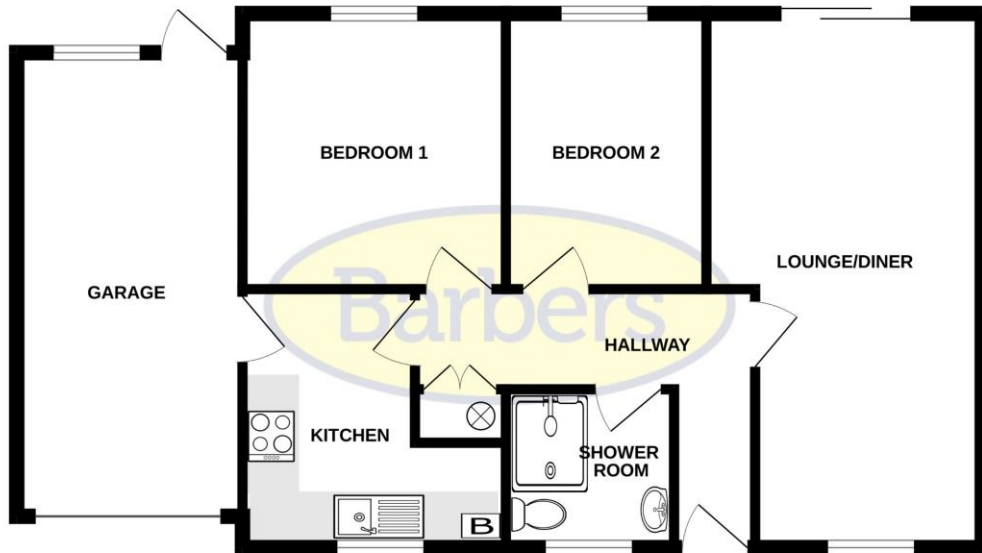
For Sale by Private Treaty.

WE330711620423

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
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.
Made with Metroplan ©2023



ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE/DINER 20' 5" x 10' 7" max (8'8" min) (6.22m x 3.23m)

L-SHAPED KITCHEN 9' 7" max x 9' 4" max (2.92m x 2.84m)

BEDROOM ONE 10' 7" x 10' 1" (3.23m x 3.07m)

BEDROOM TWO 10' 7" x 7' 8" (3.23m x 2.34m)

SHOWER ROOM 6' 5" x 6' 1" (1.96m x 1.85m)

GARAGE 17' 9" x 8' 8" (5.41m x 2.64m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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.