



Helping *you* move



17 Hilltop Road, Oakengates

Sitting on a lovely corner plot, this attractive Detached Dormer Bungalow with Detached Double Garage provides spacious Three / Four Bedroom accommodation and is conveniently located for the shopping amenities and education facilities available within the local area.

Offers in the Region of

£420,000

17 Hilltop Road, Oakengates, Telford, TF2 6AY.

Overview

- Detached Dormer Bungalow
- Dual Aspect Lounge
- Sitting Room/Bedroom 4
- Breakfast Kitchen, Conservatory
- Utility Room, Store Room
- Ground floor Shower Room
- Ground floor Bedroom
- Two first floor Bedrooms
- First floor Bathroom
- Gas CH, Double Glazing
- Double Garage, Driveway
- Corner Plot Gardens
- EPC D, Council Tax C



Location

Situated on a quiet cul-de-sac on the edge of Oakengates, the property is only a short distance away from the District Centre of this popular town with its local neighbourhood shopping facilities and amenities. There are a range of education facilities within easy reach. An excellent road network and bus links connect the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This Detached Dormer Bungalow has been decorated in neutral tones throughout and provides spacious, well presented accommodation that has been improved over the years by the current owners. Approaching the property at the side through an enclosed Porch and into the spacious Entrance Hall with stairs to the first floor - immediately off to the left, a door opens into the Breakfast Kitchen which has a good range of drawers, base and wall mounted units with complementary wooden working surfaces, inset 1.5 Belfast style sink unit, glazed display cabinets, wicker vegetable drawers and provision for a double sized Range cooker. From the Breakfast area a door opens into the Utility Room with cupboards, working surfaces, provision for a washer and a dryer; French doors from the Breakfast area open into the Conservatory which overlooks the patio and gardens. From the Hall and off to the right, enjoying dual aspects with plenty of natural light are the Sitting Room/Bedroom Four and Lounge - the Lounge has a feature gas fire with brick built fireplace with hearth and mantle.



Bedroom Three is located to the rear of the ground floor. The Shower Room has a modern white three piece suite and there is a useful storage room which could easily be utilised as a Study. Stairs ascend to the first floor Landing with a ceiling window - the Bathroom has an attractive white four piece suite including a double sized shower cubicle. Bedroom One overlooks the front garden while Bedroom Two overlooks the rear. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a good sized driveway with parking for several vehicles. There are lawned gardens to the front, side and rear, broken up with patio areas, soft fruit plot and vegetable beds. A pathway leads into the rear pedestrian door of the double garage with up-and-over doors to the front leading to the tarmac frontage which is accessed around the corner from the first driveway.



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 C

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 Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road, continue straight over at the traffic lights, at Beveley roundabout take the second exit into Hartshill and then immediately left into Hilltop Road - carry on straight over the junction and almost at the left bend no.17 will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36416.030924

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..

GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.
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All measurements quoted are approximate:

- LOUNGE** 20' 0" x 13' 9" (6.1m x 4.19m)
- SITTING ROOM/BEDROOM FOUR** 16' 2" x 10' 8" (4.93m x 3.25m)
- BREAKFAST KITCHEN** 15' 9" x 11' 8" (4.8m x 3.56m)
- UTILITY ROOM** 8' 9" x 5' 1" (2.67m x 1.55m)
- CONSERVATORY** 9' 3" x 8' 8" (2.82m x 2.64m)
- SHOWER ROOM** 6' 4" x 5' 5" (1.93m x 1.65m) min.
- BEDROOM THREE** 11' 9" x 11' 9" (3.58m x 3.58m)
- STORAGE ROOM** 8' 9" x 5' 9" (2.67m x 1.75m)
- BEDROOM ONE** 16' 4" x 14' 2" (4.98m x 4.32m)
- BEDROOM TWO** 14' 2" x 9' 1" (4.32m x 2.77m) min. plus door recess
- BATHROOM** 9' 11" x 9' 0" (3.02m x 2.74m)



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.