



Helping *you* move



## 2 Ashford Close, Hadley

**£260,000**

A well maintained and smartly presented three bedroom detached house with spacious accommodation throughout. benefitting from a low maintenance landscaped rear garden, detached garage and tandem driveway parking. Conveniently located for local amenities and education facilities.



# 2 Ashford Close, Hadley, Telford, TF1 5LH.

## Overview

- Detached house
- Lounge with dual aspect
- Dual aspect dining room
- Fitted kitchen
- Ground floor cloakroom/WC
- Master bedroom with en-suite
- Two further double bedrooms
- Family bathroom
- Landscaped garden, garage, drive
- Gas CH, uPVC double glazing
- Replacement Boiler (from 04.08.24)
- Freehold. Council Tax D. EPC C



## Location

Situated on a modern housing estate in the established residential locality of Hadley being served by a comprehensive range of neighbourhood shops, leisure facilities and amenities along with Hadley Learning Community, a coeducational 'all-through' school, for students from 3 – 16 years of age

## Brief Description

This spacious detached house has very smartly presented and well maintained accommodation throughout, providing an ideal home for a growing family or professional couple. The property is entered from the front, with a through hallway having stairs to the first floor and cloakroom with white two piece suite. To the right is the full depth lounge with windows to the front and side – a bright and spacious room. The dining room is also dual aspect with windows to the front and side, overlooking the garden. The comprehensively fitted kitchen has a range of white, gloss fronted units with complementary working surfaces over and inset double sink unit. There is an integral five ring gas hob with feature extractor over, eye level double oven and space and provision for further under counter appliances. Built-in shelved under-stairs cupboard and glazed door to the garden.





Turned stairs ascend to the first floor landing with useful storage cupboard and wall mounted air conditioning unit. The Master Bedroom has a front aspect with two sets of built-in wardrobes and en-suite shower room having a double width shower and refitted WC and wash hand basin. There are two further double bedrooms and family bathroom, having white three piece suite.

Externally, the property has a gravelled front garden with pathway leading to the front door. The attractive southerly facing enclosed garden extends to the side of the property and has been landscaped for low maintenance with flagged and decked seating areas to enjoy the sunshine at different times of the day. A timber gate provides access to the driveway, with tandem parking for two vehicles and detached brick garage.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendor's 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. Council Tax Bands: D (£2,014.41 for the year 2024/25)

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas 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. 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

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 Ashford Close will be found on the left hand side. Number 2 is on the corner, with the driveway and garage being accessed directly off Marlborough Road

#### METHOD OF SALE

For Sale by Private Treaty.

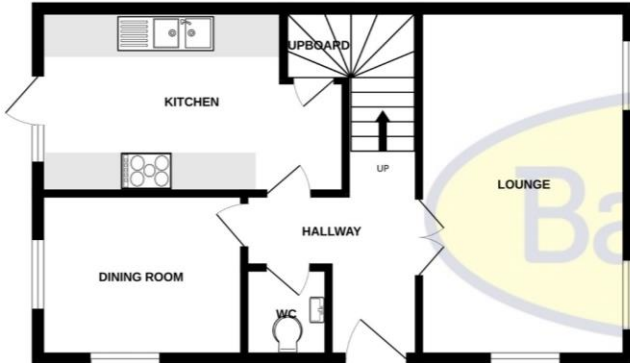
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#### AML REGULATIONS

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  
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.  
Made with Metropix ©2024



All measurements quoted are approximate:

**CLOAKROOM** 4' 5" x 3' 4" (1.35m x 1.02m)

**LOUNGE** 16' 9" x 10' 2" (5.11m x 3.1m)

**DINING ROOM** 9' 5" x 7' 10" (2.87m x 2.39m)

**KITCHEN** 14' 1" max x 8' 2" max (4.29m x 2.49m)

**MASTER BEDROOM** 11' 2" x 10' 5" (3.4m x 3.18m)

**EN-SUITE** 9' 5" x 3' 4" (2.87m x 1.02m)

**BEDROOM TWO** 9' 5" x 7' 2" (2.87m x 2.18m)

**BEDROOM THREE** 9' 1" min x 7' 1" (2.77m x 2.16m)

**BATHROOM** 7' 3" x 6' 2" (2.21m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

## 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.