



Helping *you* move



37 Church Street, Hadley

A very well presented semi-detached Victorian property with three bedrooms, two reception rooms and useful workshop, conveniently located for a range of local neighbourhood amenities and schools.

Offers in the Region of

£215,000

37 Church Street, Hadley, Telford, TF1 5RQ

Overview

- Semi-Detached Period Property
- Viewing is essential
- Lounge and Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Brick Built Workshop
- Driveway Parking
- Extensive Rear Gardens
- Gas Central Heating
- Retained Character Features
- Freehold. EPC E. Council Tax B



Location

Situated 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. Telford Town Centre is approximately 3 miles distant and provides a comprehensive range of shopping and leisure amenities along with the M54 Motorway which links to the West Midlands Conurbation in the east and towards Shrewsbury in the West.

Brief Description

This well presented semi-detached Victorian property has many retained period features throughout and has been a much loved family home for several decades. The entrance door is finished with attractive stained glass panels and opens into the through hallway, finished with wooden flooring. To the right is the front aspect lounge, having a feature brick fireplace with open hearth and further decorative stained glass panels to the sash windows. The full width dining room has dual aspect windows to the rear and side, with a further feature fireplace, currently housing an electric stove effect fire. The room is finished with parquet flooring and provides access to the useful understairs pantry cupboard (where the modern boiler is housed). To the rear of the property is the kitchen which is fitted with a comprehensive range of base and wall units, complementary working surfaces and contrasting tiling. There is space for an upright fridge/freezer, freestanding oven and plumbing provision for a washing machine. A courtesy door opens to the patio to the side of the property, with a further side aspect window ensuring the room remains bright and light.

A staircase ascends from the hallway to the first



floor landing which has a side aspect window. The principal bedroom overlooks the front and has a useful built-in walk-in wardrobe / store room. There are two further double bedrooms, both with rear aspect windows, all served by the family bathroom, fitted with a white suite including a bath with thermostatic shower over, wash basin set into a vanity unit and close coupled WC.

Externally, the property is entered via wrought iron gates which open to the tarmacadamed driveway. A further set of gates open to additional parking space alongside the property, which leads to the patio seating area and to the extensive gardens. The front garden itself is of the 'cottage garden' style, with a meandering brick path leading to the front door and established beds of shrubs and perennials. The mature rear garden is mainly laid to lawn, having a selection of neatly maintained borders, an ornamental fish pond, sheds and fruit trees. There is also a substantial, brick built workshop off the end of the kitchen, having double doors, wide window, power and light, which could be used for a variety of purposes.



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 B (currently £1,566.75 for 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

DIRECTIONS

From Haybridge roundabout take the exit into Haybridge Way and straight through the large set of traffic lights into Britannia Way. At the next set of traffic lights turn right into Stadium Way, second exit at the roundabout into Waterloo Road and then second left into Pool Meadow. At the junction turn left into Church Street and the property will be found a short way along on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36728.181024

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.



All measurements quoted are approximate:

- LOUNGE** 11' 11" x 10' 6" max (3.63m x 3.2m)
- DINING ROOM** 14' 3" max x 10' 9" (4.34m x 3.28m)
- KITCHEN** 9' 5" x 8' 5" (2.87m x 2.57m)
- BEDROOM ONE** 12' 0" x 8' 9" (3.66m x 2.67m)
- BEDROOM TWO** 10' 5" max x 8' 3" (3.18m x 2.51m)
- BEDROOM THREE** 9' 4" x 8' 4" max (2.84m x 2.54m)
- BATHROOM** 7' 11" x 5' 2" max (2.41m x 1.57m)
- WORKSHOP** 11' 3" x 8' 11" (3.43m x 2.72m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

A full copy of the 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

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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.