



Helping *you* move



31 Blockley Road, Hadley

A beautifully presented semi-detached home, ideally located in a popular residential estate in Hadley. Offering modern, spacious living and excellent access to local amenities, this property is a must-see!

Offers in the Region of

£181,500

31 Blockley Road, Hadley, Telford, Shropshire, TF1 5TA

Overview

- Semi-Detached House
- No Upward Chain
- Lounge
- Kitchen
- Two Bedrooms
- En Suite
- Bathroom
- Garden
- Gas Central Heating
- Double Glazing
- EPC B, Council Tax B
- Estate S/Ch payable



Location

Situated on the edge of a modern estate amongst similar style properties, 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.

Brief Description

A beautifully presented semi-detached home, nestled in a sought-after residential estate in Hadley, considered ideal for a first-time buyer. Inside, the home opens into a welcoming entrance hall, with access to all ground floor rooms and stairs leading to the first floor.

The modern kitchen features sleek high gloss units, integrated dishwasher, washing machine, fridge, freezer, electric oven and gas hob. To the rear is the living room, where double doors lead out to the rear garden—perfect for indoor-outdoor living. A large under-stair cupboard offers practical storage.

A handy downstairs WC completes the ground floor, with a white suite and a small window to the front.



Upstairs, you'll find two double bedrooms. The master bedroom enjoys a front-facing aspect and its own en-suite, complete with shower cubicle, wash hand basin, and WC. The second bedroom overlooks the rear garden.

The family bathroom is well-appointed with bath, overhead shower, wash hand basin and WC. The accommodation benefits from gas central heating and double glazing.

The rear garden is laid out with a lawn and patio area. A gate leads to two allocated parking bays that are located at the rear of the property.



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. There is an annual service charge payable for the upkeep of communal green areas managed by First Port Management and the amount is currently £180 per annum.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band 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. 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 Wellington proceed towards Apley roundabout, at the roundabout take the 4th exit onto Whitchurch Drive, at the roundabout take the exit onto Haybridge Road and follow this through to the edge of Trench Lock - at the small roundabout take the 2nd exit onto Sommerfield Road and then take the 4th right on to Blockley Road, before reaching Blockleys Factory (that fronts the property). The parking to the property can be found on the left hand side (to the rear of the property), just before Viburnum Way.

METHOD OF SALE

For Sale by Private Treaty.

WE38549.040825

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.



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All measurements quoted are approximate:

KITCHEN 8' 3" x 8' 3" (2.51m x 2.51m)

LOUNGE 15' 4" x 12' 4" (4.67m x 3.76m) max.

CLOAKS 5' 2" x 3' 1" (1.57m x 0.94m)

BEDROOM ONE 10' 8" x 9' 9" (3.25m x 2.97m)

ENSUITE 4' 7" x 5' 4" (1.4m x 1.63m)

BEDROOM TWO 10' 2" x 8' 7" (3.1m x 2.62m)

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	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

1 Church Street, Wellington, Telford, TF1 1DD

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Barbers

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.