

# Shenington Way

Oakwood, Derby, DE21 2QE

John   
German





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£210,000

**A modern three-bedroom detached family home with detached garage and good-sized rear garden, located in a popular development in Oakwood. Offered to the market with no upward chain.**

The entrance door opens into the hall with practical laminate flooring and stairs rising to the first floor. A door opens into the living room with fire surround, front facing window and continuation of the laminate flooring. From here, a door gives access to the dining room which has a laminate flooring, a useful storage cupboard and French doors opening out onto the rear patio. An open archway leads into the kitchen which has a range of base and wall units with roll edge work surfaces incorporating a breakfast bar and appliances including a gas hob with electric oven under, plumbing for a washing machine and dishwasher and space for a fridge freezer.

On the first floor the landing has an airing cupboard and doors leading off to three bedrooms and the family bathroom. The front facing bedroom has built-in wardrobes and a useful storage cupboard and the two rear facing bedrooms have views of the garden. Completing the accommodation is the bathroom which has a white suite including a panelled bath with electric shower over, WC and wash hand basin, a window to the side elevation and part tiled walls.

Outside to the front is a small fore garden with a driveway to the side leading to the detached garage which has an up and over door and a pedestrian door to the rear garden.

To the rear is a good-sized private garden with lawn, display borders and a patio area. The property is offered to the market with no upward chain and offers an ideal investment opportunity or first time buy.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.derby.gov.uk/environment-and-planning/planning/](http://www.derby.gov.uk/environment-and-planning/planning/)

**Local Authority/Tax Band:** Derby City Council / Tax Band B

**Our Ref:** JGA/12102020











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents' Notes

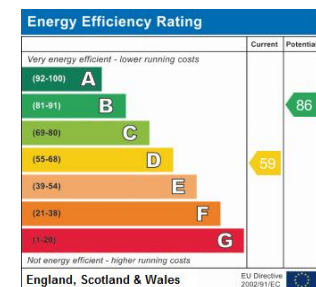
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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