



Helping *you* move



38 Caldera Road, Hadley

A well maintained and smartly presented four bedroomed detached house with spacious accommodation throughout and benefitting from two off road parking spaces. Conveniently located for local amenities and Hadley Learning Community.

Asking Price

£289,950

38 Caldera Road, Hadley, Telford, TF1 5LT

Overview

- Detached House
- Front aspect Lounge
- Second Spacious Reception Room
- Kitchen / Diner, Utility Room
- Cloakroom, Bathroom
- Master Bedroom with En-suite
- Three Further Bedrooms
- Attractive Gardens
- Gas CH, uPVC Double Glazing
- Modern Boiler (installed Jan 2021)
- Freehold
- Council Tax D. EPC C



Location

Situated towards the edge of a modern housing estate 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 with its wider range of shopping facilities and amenities, including rail station, is less than four miles away, as is the M54 providing access to the M6 for ease of commuting.

Brief Description

This spacious detached house has very smartly presented and well maintained accommodation throughout, providing an ideal home for the growing family. Entering into the entrance hall with stairs to the first floor and cloakroom with white two piece suite. The front aspect lounge is generously proportioned, complemented by a second reception room which could be used as a snug, playroom or additional dining space for those who enjoy entertaining. The attractive Kitchen / Diner has a comprehensive range of shaker style units with complementary working surfaces and contrasting tiling. Inset sink and drainer unit. Space for range style cooker and upright fridge freezer. Rear aspect window and French doors opening out to the rear garden. The utility room has a range of base and wall mounted units to one wall, with inset sink, space and plumbing provision for a washing machine and tumble drier and concealed wall mounted boiler.



Stairs ascend to the first floor landing with airing cupboard and access hatch to the loft space. The front aspect master bedroom has two double built-in wardrobes; a door off into the en-suite with three piece white suite. The modern bathroom has a white three piece suite. There are three further bedrooms, two having built-in wardrobes.

Externally, the property has two parking spaces with a planted raised border and pathway leading to the front door. The rear garden is a most attractive feature of the property, being set on several levels with large patio seating space adjacent to the house and areas of low maintenance bark and stepping stone pathways, studded with specimen shrubs and perennials and borders for vegetables. There are further seating areas to the bottom of the garden, providing space to enjoy the sunshine at different times of the day. Timber shed.



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 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

SERVICES

We are advised that mains water, drainage, gas and electricity are available. We are advised that the sellers are installing a brand new far more efficient boiler on 1st November and there will be extended service and maintenance cover for 2 years on top of the 10 year warranty. 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.

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 Trench Lock interchange off the A442 proceed towards Hadley and turn left into Sommerfeld Road. Take the second right into Marlborough Road, then take the second left into Caldera Road. Follow the road round, bearing right at each cul-de-sac junction and number 38 will be found on the right hand side.

METHOD OF SALE

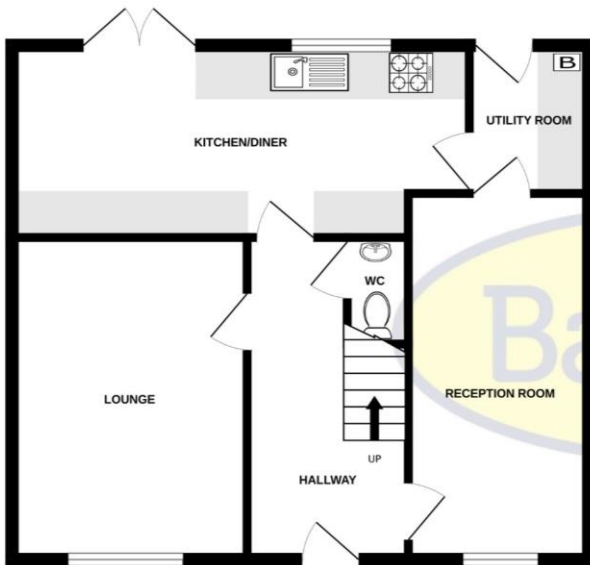
For Sale by Private Treaty.

WE34106.070923

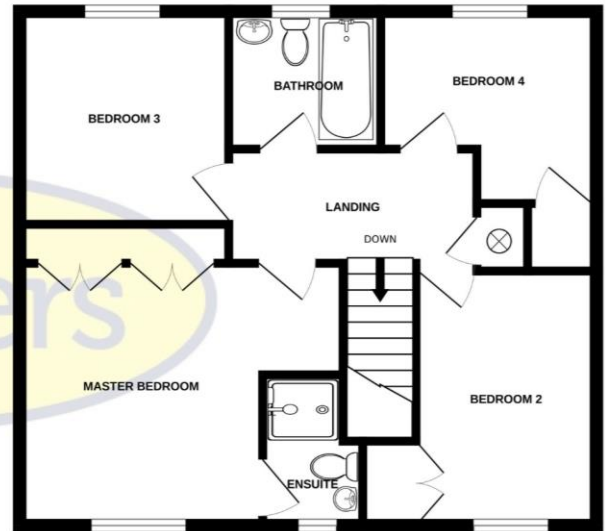
AML REGULATIONS

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.

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.
Made with Metropix ©2023



All measurements quoted are approximate:

- LOUNGE** 14' 4" x 10' 5" (4.37m x 3.18m)
- SECOND RECEPTION ROOM** 16' 2" x 8' 0" (4.93m x 2.44m)
- KITCHEN / DINER** 20' 2" x 8' 6" max (6.15m x 2.59m)
- UTILITY ROOM** 6' 6" x 5' 3" (1.98m x 1.6m)
- CLOAKROOM** 4' 8" x 2' 8" (1.42m x 0.81m)
- MASTER BEDROOM** 13' 6" x 11' 7" both max (4.11m x 3.53m)
- EN-SUITE** 6' 9" x 4' 7" both max (2.06m x 1.4m)
- BEDROOM TWO** 11' 11" x 8' 4" (3.63m x 2.54m)
- BEDROOM THREE** 9' 5" x 9' 3" (2.87m x 2.82m)
- BEDROOM FOUR** 9' 4" x 9' 0" both max (2.84m x 2.74m)
- BATHROOM** 6' 9" x 6' 1" (2.06m x 1.85m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	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

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.