



Helping *you* move



18 Ferridays Fields, Woodside, TF7 5GJ

This well presented and neatly maintained semi detached house has recently been redecorated and re carpeted throughout, providing a wonderful opportunity for a first time buyer.

Offers in excess of
£190,000

18 Ferridays Fields, Woodside, Telford, TF7 5GJ

Overview

- Semi Detached House
- Three Bedrooms
- Lounge
- Cloakroom
- Kitchen
- Bathroom
- Garden
- Two Private Parking Spaces
- Gas CH, Double Glazing
- EPC C, Council Tax B



Location

The property is located on a modern housing development on the perimeter of Woodside which offers a range of local amenities including a Primary School (opposite the property). The local Town of Madeley is a short distance away and provides a range of local shops and Supermarkets and Madeley Academy. An excellent road network, with links to the M54, connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at the Telford Town Centre.

Brief Description

The accommodation comprises, small entrance hall with cloakroom off. The Lounge overlooks the front and has stairs ascending to the first floor and door into the Kitchen Diner - having a modern range of base and wall mounted units, complementary working surfaces, oven with hob and extractor over, window and French doors to the rear garden, large walk in store cupboard.



Stairs ascend to the first floor Landing - the Bathroom has a modern white three piece suite. There are three Bedrooms in total, two overlook the front and one looks out to the rear. The modern accommodation benefits from gas central heating and double glazing.

Externally to the rear is a patio area, pathway and garden area. A gate provides access to the rear where two tandem private parking spaces will be found.



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 a service charge payable for the upkeep of communal areas to FirstPort Property Services, the current charge is approximately £183.84 per annum (2025).

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. Boiler serviced May 2025. 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

Proceeding along the A442 Queensway in a southerly direction towards Ironbridge, come off onto the A4169. Carry on along this road and at the roundabout turn left taking the B4373 towards Madeley and Woodside. At the traffic lights turn right into Woodside Avenue and follow this road along for some distance and then take the fifth turning left into Park Lane then first right into Wealdstone then left into Ferridays Fields and the property will be located on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE 31317 230525

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.



All measurements quoted are approximate:

WC

3' 6" x 4' 9" (1.07m x 1.45m)

LOUNGE

16' 3" x 11' 11" (4.95m x 3.63m) max.

KITCHEN

14' 9" x 8' 10" (4.5m x 2.69m)

BEDROOM ONE

13' 11" x 7' 11" (4.24m x 2.41m)

BEDROOM TWO

11' 3" x 7' 11" (3.43m x 2.41m)

BEDROOM THREE

6' 4" x 8' 4" (1.93m x 2.54m)

BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 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

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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.