



Helping *you* move



## 2 Bakers Lock, Hadley

A well presented four bedroom detached home offering flexible family accommodation, on a popular residential area in Hadley being well placed for schools, shops and amenities.

Offers In The Region Of

**£345,000**

# 2 Bakers Lock, Hadley, Telford, TF1 5TE

## Overview

- Detached House
- Four Bedrooms, Master Ensuite
- Hall, WC
- Kitchen, Utility Cupboard
- Lounge, Dining Room
- Family Bathroom
- Driveway, Separate Single Garage
- EV Charging Point
- Garden, Solar Panels
- Gas Central Heating, Double Glazing
- EPC B, Council Tax E



## Location

Situated in a modern residential estate on the outskirts of 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. The District Centre of Hadley offers a range of local shopping facilities, bus routes and road links through to the A442 and M54 Motorway.

## Brief Description

A well presented four bedroom detached home offering flexible family accommodation. The property comprises of a through hallway with a staircase ascending to the first floor and giving access through to a cloakroom WC, living room, dining room and kitchen. The living room has a dual aspect with French doors opening out to the rear garden and a window to the front. The dining room is situated at the front of the property and enjoys a dual aspect to the front and side. The kitchen enjoys a dual aspect and has sliding patio doors to the side, which open out to the rear garden. There is a range of base and wall units, integrated appliances including fridge/freezer, electric oven & grill, microwave, electric hob, dishwasher and door leading to the utility cupboard.



On the first floor there is access leading off to four bedrooms and a family bathroom. Bedroom 1 & 2 both enjoy a dual aspect. With the master bedroom having en-suite shower room. The family bathroom has a white suit with bath with shower over, wash hand basin and WC.

Externally to the front and side of the property there are inset shrubs whilst to the rear there is a driveway fronting the single garage with an electric up and over door. The rear garden has a paved seating area with lawn.

The property benefits from gas central heating, double glazed windows, solar panels with 5.8kwh battery and an EV charging point. We are advised that there are inset speakers, projector, screen and CCTV that may be available by separate negotiation.



#### TENURE

We are advised that the property is Freehold and that there is an annual service charge of £100.88 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 E

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Trench Lock Interchange off the A442 proceed into Trench Lock towards Hadley and Trench. At the Morrisons Garage roundabout turn left into Sommerfeld Road and take the third left into Patchett Drive. At the T junction turn left into Oxmoor Avenue and the property can be found on the corner of Bakers Lock before the sub station.

#### METHOD OF SALE

For Sale by Private Treaty.

WE37208 160125

**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.

GROUND FLOOR

1ST FLOOR



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All measurements quoted are approximate:

<b>LOUNGE</b>	<b>15' 11" x 10' 5" (4.85m x 3.18m)</b>
<b>DINING ROOM</b>	<b>12' 0" x 9' 0" (3.66m x 2.74m)</b>
<b>KITCHEN</b>	<b>13' 1" x 14' 11" (3.99m x 4.55m)</b>
<b>UTILITY CUPBOARD</b>	<b>3' 8" x 4' 10" (1.12m x 1.47m)</b>
<b>WC</b>	<b>3' 8" x 4' 9" (1.12m x 1.45m)</b>
<b>BEDROOM ONE</b>	<b>12' 11" x 9' 1" (3.94m x 2.77m)</b>
<b>ENSUITE</b>	<b>9' 7" x 3' 9" (2.92m x 1.14m)</b>
<b>BEDROOM TWO</b>	<b>10' 10" x 9' 2" (3.3m x 2.79m)</b>
<b>BEDROOM THREE</b>	<b>10' 5" x 7' 9" (3.18m x 2.36m)</b>
<b>BEDROOM FOUR</b>	<b>7' 10" x 8' 11" (2.39m x 2.72m)</b>
<b>BATHROOM</b>	<b>7' 8" x 5' 9" (2.34m x 1.75m)</b>
<b>GARAGE</b>	<b>18' 5" x 9' 5" (5.61m x 2.87m)</b>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto: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.