



Helping *you* move



3 Guinea Close, Oakengates

Tucked away in an elevated position, this attractive Linked Detached Bungalow with Detached Garage, provides spacious Two Bedroom accommodation, which is conveniently located for the shopping amenities and is offered with No Upward Chain.

Offers in the Region of

£235,000

3 Guinea Close, Oakengates, TF2 6NF.

Overview

- Link Detached Bungalow
- No Upward Chain
- Lounge/Diner
- Kitchen
- Two Bedroom
- Wetroom
- Detached Garage
- Driveway
- Gardens
- Gas CH, Double Glazing
- EPC C, Council Tax C



Location

The property is only a short distance away from the District Centre of Oakengates with its local neighbourhood Shopping facilities. There are a range of health facilities within easy reach. An excellent road network and bus/train links connect the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This well maintained link detached bungalow is offered with No Upward Chain and provides well balanced accommodation, while occupying a generous plot that is tucked away in an elevated position.

The property is approached over a paved path and gives access to a glazed front door with panel to side, which opens into a generous L shaped Hallway, with storage cupboard, loft access and doors to, Kitchen, with a range of eye level wall mounted cupboards, base units with worktop over, inset with bowl and a half sink with drainer to side, gas hob with extractor hood over, space and plumbing for washing machine, eye level electric oven, radiator and dual aspect windows overlooking the gardens and trees beyond. Double doors give access to the Lounge Diner, which has patio door to garden, and radiator.



Bedroom One has an extensive range of fitted wardrobes to both sides of the room, window to front elevation and radiator.

Bedroom two enjoys dual aspect windows, radiator and fitted double wardrobes.

The Shower room is tiled to full wall height, has low level WC, pedestal wash hand basin and double walk-in shower with mains shower attached.

Externally, the bungalow benefits from detached garage with electric, light and power, pedestrian door, window to rear and up and over door, tandem length drive with gravelled area to side, private low maintenance paved garden with outside tap, enclosed by brick wall and fencing and a further garden which has a block paved patio, surrounded by mature shrubs and enclosed by fencing. To appreciate this property viewing is highly recommended.



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.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

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 Ketley Brook roundabout take the exit onto the B5061 towards Ketley, proceed straight over the traffic lights, at the roundabout take the 3rd exit continuing along the B5061, at Greyhound roundabout take the 1st exit onto Station Road and then turn right onto Newlands Road - Guinea Close is the second left and no.3 will be found in the left hand corner.

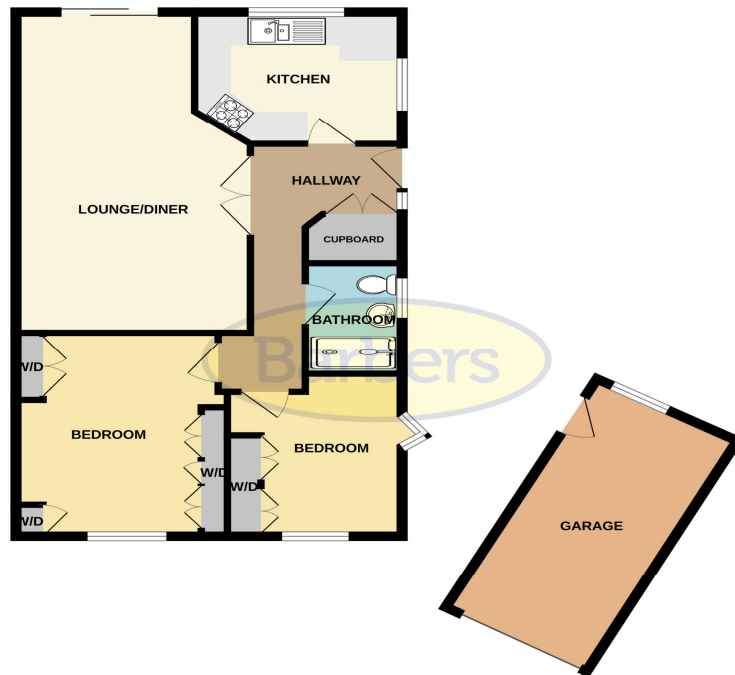
METHOD OF SALE

For Sale by Private Treaty.

WE37280140225

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



Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE DINER 19' 7" x 11' 1" (5.97m x 3.38m)
(Max)

KITCHEN 10' 3" x 8' 5" (3.12m x 2.57m)
(max)

BEDROOM ONE 12' 9" x 10' 9" (3.89m x 3.28m)
Inc Wardrobes

BEDROOM TWO 10' 1" x 10' 2" (3.07m x 3.1m)
(max)

SHOWER ROOM 7' 2" x 5' 5" (2.18m x 1.65m)

GARAGE 16' 6" x 8' 6" (5.03m x 2.59m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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



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.