



Helping *you* move



Field House, Station Fields, Oakengates

For Sale by Modern Method of Auction - Cash offers only. This Three Bedroom Detached House is sold as seen and provides spacious accommodation with Three Reception Rooms and offers an abundance of potential.

Starting Bid

£269,995

Field House, Station Fields, Oakengates, Telford, Shropshire, TF2 6DH.

Overview

- Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation Fee Payable
- T's & C's Apply
- Three Bedroom Detached House
- Three Reception Rooms
- Kitchen, GF Shower Room
- Boot Room & additional Room
- Bathroom, Driveway Parking
- Renovation project
- EPC D, Council Tax D



Auction Details

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £495 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional. available at Telford Town Centre.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Location

Situated in the established residential locality of Oakengates, the property is only a short distance away from the District Centre of Oakengates with its local neighbourhood Shopping facilities. An excellent road network and bus 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 detached House requires completely renovating and is sold as seen. Entering through a storm porch into the Entrance Hall with a Boot Room off to the right; off to the left is Room with window to the front and door opening into an inner Hall with a Shower Room to the left and a Sitting Room to the rear - an L shaped room with two windows to the rear. With the correct building regulations this left hand section could lend itself well to being annexe style living quarters.

Over to the right there is a spacious Entrance Hall with stairs to the first floor, Entrance Porch with cupboard; Kitchen with window to the side and range of base and wall mounted cupboards, provision for appliances, sink unit and window to the side. The Lounge overlooks the rear garden while the Dining Room has a dual aspect to side and rear.

Stairs ascend to the first floor Landing where you will find Two Bedrooms overlooking the rear aspect and a Third Bedroom overlooking the side. There is a Bathroom and Boiler Room.

Externally, there is tarmac driveway providing ample space for several vehicles with lawned garden to both sides and wraps around to the rear of the property; paved path and retained shrub border with overgrown shrubs - *please note that there is Japanese Knotweed (invasive) within the garden which is currently undergoing treatment. Please contact the office for further details.*



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 D

SERVICES

We are advised that mains water, drainage, gas and electricity are available. There are owned solar panels. 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 Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road, continue straight over at the traffic lights, at Beveley roundabout take the 3rd exit onto Holyhead Road - proceed along the road and Station Fields is the fourth turning on the left. Follow the road along and the property will be found on your left hand side.

METHOD OF SALE

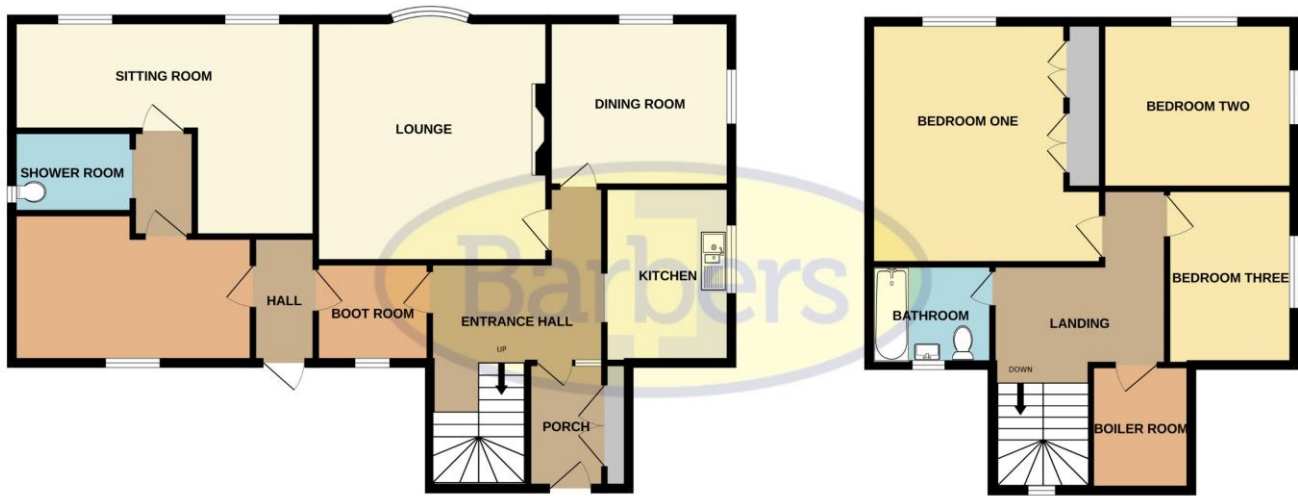
Modern Method of Auction.

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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, discharging Movebutler, and is non-refundable.

GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.

1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

KITCHEN 10' 9" x 7' 9" (3.28m x 2.36m)

DINING ROOM 11' 8" x 10' 8" (3.56m x 3.25m)

LOUNGE 15' 10" x 13' 9" (4.83m x 4.19m)

BOOT ROOM 7' 0" x 6' 2" (2.13m x 1.88m)

ROOM 14' 9" x 9' 2" (4.5m x 2.79m)

SHOWER ROOM 7' 5" x 5' 0" (2.26m x 1.52m)

SITTING ROOM 18' 7" x 10' 7" (5.66m x 3.23m) max. L shaped

BEDROOM ONE 14' 3" x 15' 0" (4.34m x 4.57m)

BEDROOM TWO 11' 8" x 10' 8" (3.56m x 3.25m)

BEDROOM THREE 10' 9" x 8' 0" (3.28m x 2.44m)

BATHROOM 7' 10" x 6' 2" (2.39m x 1.88m)

ROOM 6' 9" x 6' 6" (2.06m x 1.98m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 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



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.