



Helping *you* move



## 32 Yew Tree Meadow, Hadley

A modern Semi Detached House with well presented accommodation, comprising three bedrooms and an en suite shower room.

Offers in the region of

**£230,000**

# 32 Yew Tree Meadow, Hadley, Telford, Shropshire, TF1 6AN

## Overview

- Semi Detached House
- Lounge
- Kitchen
- Main Bedroom with En-suite
- Two further Bedrooms
- Bathroom
- Gas CH, Double Glazing
- Driveway Parking
- EPC B, Council Tax C



## Location

Situated in the established residential locality of Hadley being served by a range of shops, leisure amenities and education facilities. An excellent road network connects 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

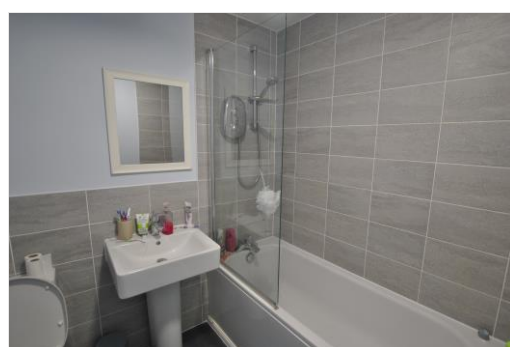
A modern Semi Detached House with well presented accommodation, comprising reception hall with stairs to the first floor and door into the Lounge with window overlooking the front. A door leads into the Kitchen Diner with plenty of natural light streaming in through a window and French doors – to the Kitchen area there is a range of drawers, base and wall mounted units with complementary working surfaces, integral fridge / freezer, eye level oven, gas hob with extractor over. Off the Dining area, a door opens into the Cloakroom with two piece suite.





Stairs ascend to the first floor Landing with window to the side and useful storage cupboard. Bedroom One overlooks the front and benefits from En-suite shower room. There are two further Bedrooms overlooking the rear garden. The Bathroom has a modern white three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property has tandem driveway parking to the side. A gate provides access into the rear garden which has a paved patio area, decking and lawned garden.



#### 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. We have been advised that there is an annual service charge currently of approximately £200 per annum, payable to Trust Green.

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

#### DIRECTIONS

From Wellington Town Centre proceed to the Princess Royal Hospital, Apley Roundabout take the first exit onto Whitchurch Drive to Shawburch roundabout, take the third exit on to A442 Queensway to Leegomery Roundabout take second exit and proceed ahead, at the traffic lights turn right and right again onto Yew Tree Meadow

#### METHOD OF SALE

For Sale by Private Treaty.

WE37422 170225

**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:

**LOUNGE**

16' 10" x 12' 10" (5.13m x 3.91m)

**CLOAKROOM**

3' 5" x 6' 4" (1.04m x 1.93m)

**KITCHEN**

16' 1" x 12' 9" (4.9m x 3.89m)

**BEDROOM ONE**

10' 7" x 14' 0" max (3.23m x 4.27m)

**ENSUITE**

7' 7" x 4' 10" (2.31m x 1.47m)

**BEDROOM TWO**

9' 6" x 12' 0" max (2.9m x 3.66m)

**BEDROOM THREE**

9' 9" x 6' 1" (2.97m x 1.85m)

**BATHROOM**

7' 2" x 5' 9" (2.18m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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.