



Helping *you* move



## 34 Sorbus Avenue, Hadley

A spacious Three Storey End Terraced House with Three Bedrooms and a Garage, enjoying views to the front over the balancing pond nature area. Convenient for a range of local neighbourhood shopping facilities.

Offers in the Region of

**£250,000**

# 34 Sorbus Avenue, Hadley, Telford, Shropshire, TF1 5TL.

## Overview

- End Terraced Town House
- Three Storey accommodation
- Open Plan Kitchen / Dining / Family
- Utility Toilet
- First floor Lounge
- Bedroom with En-suite
- Two further Bedrooms
- Garage and one parking space
- Beautiful outlook to the front
- Gas CH, Double Glazing
- EPC C, Council Tax C
- Service Charge payable



## Location

Situated on a modern estate amongst similar style properties, overlooking a lovely balancing pond nature area to the front, in 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.

## Brief Description

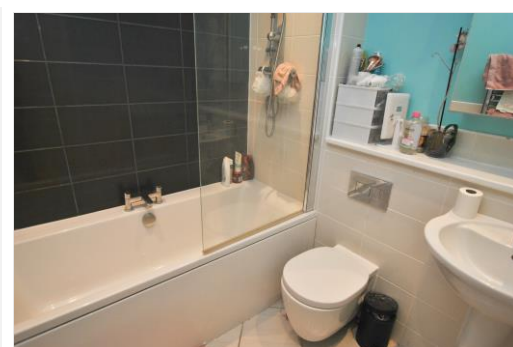
This spacious End Terraced three storey Town House is approached along a pathway overlooking the balancing pond nature area - the property has a small garden area directly to the fore with entrance door opening into the Reception Hall. The open plan Kitchen / Dining / Family room is located to the rear, a light and airy room with windows and French doors overlooking the garden; the Kitchen has a good range of drawers, base and wall mounted units with complementary working surfaces, integral oven, four ring gas hob and extractor, provision for a dishwasher; under stairs storage cupboard. Also off the Hall, to the front, is the Utility Toilet where you will find a two piece suite and provision for Laundry appliances.



Stairs ascend to the first floor Landing with window overlooking the front along with Bedroom Three; the Bathroom has a white three piece suite and the Lounge is located to the rear, another light and airy room with windows and French doors overlooking the rear garden - the French doors open inwards with a wrought iron Juliet style balcony.

Stairs ascend to the second floor Landing with airing cupboard. Bedroom One overlooks the rear garden through two windows and has a useful built-in cupboard and door to the En-suite Shower Room. Bedroom Two has two windows to the front enjoying the nature balancing pond aspect and the stair bulk-head. The accommodation benefits from gas central heating and double glazing.

Externally, the neat rear garden is laid to patio, artificial lawn and shrub border. A gate provides access into the rear courtyard parking area where you will find the Garage with one allocated parking space in front.



#### 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 an annual service charge payable for the upkeep of communal green areas managed by First Port Property Management and the amount is currently £271.62 per annum.

#### 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

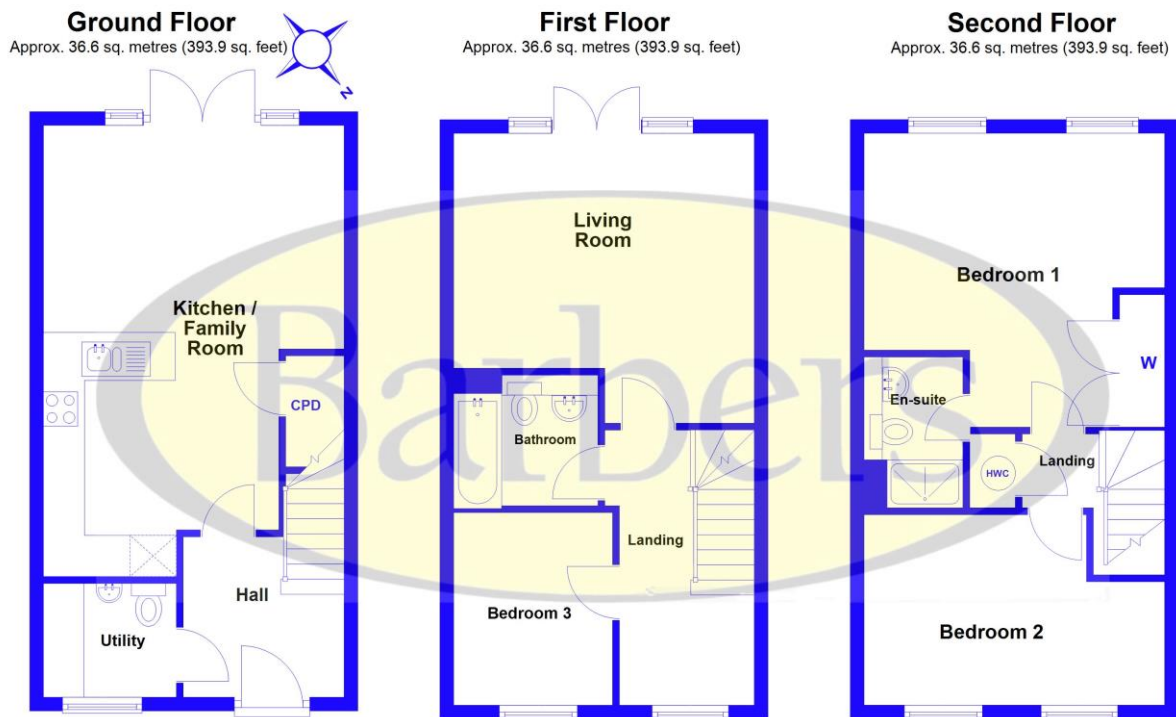
From Wellington proceed towards Apley roundabout, at the roundabout take the 4th exit onto Whichurch Drive, at the roundabout take the exit onto Haybridge Road and follow this through to the edge of Trench Lock - at the small roundabout take the 2nd exit onto Sommerfield Road and then take the 3rd right into Sorbus Avenue - turn right along the tributary road to the Garaging / communal parking area.

#### METHOD OF SALE

For Sale by Private Treaty.

WE37469.020425

**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.



Total area: approx. 109.8 sq. metres (1181.7 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

All measurements quoted are approximate:

**OPEN PLAN KITCHEN / DINER / FAMILY ROOM 21' 7" x 14' 2" (6.58m x 4.32m) max. measurements**

**UTILITY TOILET 6' 3" x 5' 3" (1.91m x 1.6m)**

**LOUNGE 14' 2" x 13' 9" (4.32m x 4.19m) max.**

**BATHROOM 6' 8" x 6' 3" (2.03m x 1.91m)**

**BEDROOM THREE 9' 3" x 7' 7" (2.82m x 2.31m)**

**BEDROOM ONE 14' 3" x 13' 9" (4.34m x 4.19m) max.**

**BEDROOM TWO 14' 3" x 9' 2" (4.34m x 2.79m) max.**

**EN-SUITE 7' 2" x 4' 9" (2.18m x 1.45m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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.