



Helping *you* move



8 Bakers Lock, Hadley

A well presented, three bedroom end of terrace home with off road parking and attractive rear garden, on a popular residential area in Hadley being well placed for schools, shops and amenities.

Offers In The Region Of

£210,000

8 Bakers Lock, Hadley, Telford, TF1 5TE

Overview

- End of Terrace House
- Three Bedrooms (Master Ensuite)
- Hall, WC
- Dining Kitchen, Utility Cupboard
- Full Width Rear Aspect Lounge
- Family Bathroom
- Driveway, Separate Attached Store
- Attractive Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Freehold, EPC B, Council Tax E
- Estate Service Charge Payable



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 three bedroom end of terrace home offering well proportioned family accommodation. The property comprises of a through hallway with a staircase ascending to the first floor, cloakroom/WC and utility cupboard off and access to the front aspect dining kitchen and rear aspect lounge. The lounge has sliding patio doors opening out to the rear garden with adjacent side windows. The dining kitchen is situated at the front of the property and features a range of base and wall mounted units, integrated appliances including fridge/freezer, electric oven & grill, microwave, electric hob and dishwasher.



To the first floor are the three bedrooms – all being of a generous size, with the master bedroom having built-in wardrobes and an en-suite shower room. The family bathroom has a white suite with bath having shower over, wash hand basin and WC.

Externally to the front of the property is block paved parking space for two vehicles, providing access to the attached store. A gate behind the store opens to the fully enclosed rear garden, which features a generous flagged and decked area to enjoy the sunshine, lawn and space for a summerhouse/shed.

The property benefits from gas central heating and modern uPVC double glazed windows.



TENURE

We are advised that the property is Freehold and that there is an annual service charge of £105.76 (payable in two six monthly instalments of £52.88) 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

DIRECTIONS

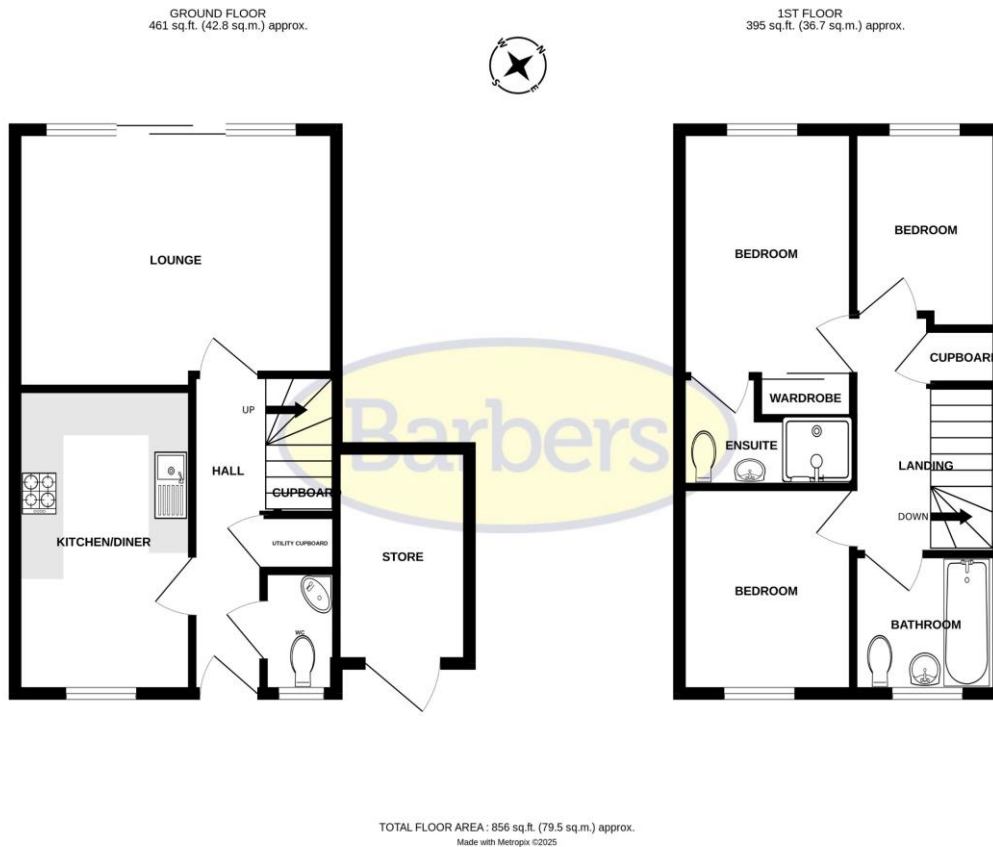
From Trench Lock Interchange off the A442 proceed into Trench Lock towards Hadley and Trench. At the Morrisons Garage roundabout turn left into Sommerfeld Road and take the third left into Patchett Drive. At the T junction turn left into Oxmoor Avenue then left into Bakers Lock, where the property will be found on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37504 260225

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 15' 2" x 10' 8" (4.62m x 3.25m)

DINING KITCHEN 13' 3" (to cupboard fronts) x 8' 1" (4.04m x 2.46m)

UTILITY CUPBOARD 3' 0" x 2' 9" (0.91m x 0.84m)

CLOAKS / WC 5' 9" x 3' 1" (1.75m x 0.94m)

BEDROOM ONE 10' 6" (to wardrobe fronts) x 8' 5" (3.2m x 2.57m)

L-SHAPED ENSUITE 8' 5" max x 5' 6" max (2.57m x 1.68m)

BEDROOM TWO 9' 6" x 8' 1" (2.9m x 2.46m)

BEDROOM THREE 7' 11" max x 6' 5" (2.41m x 1.96m)

BATHROOM 6' 9" x 5' 10" (2.06m x 1.78m)

ATTACHED STORE 10' 1" x 6' 3" (3.07m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 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

Barbers

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.