



The Oaks, Spring Village

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A spacious and tastefully presented five bedroomed family home, situated in a popular semi-rural village, with double garage and plenty of driveway parking

- Executive style property set in approximately 1/3 acre
- Five double bedrooms, two en-suite
- Living room with log burner, generous conservatory
- Dining room, study/snug
- Fitted breakfast kitchen, utility room
- Double garage and plenty of driveway parking
- Most attractive wraparound gardens
- Freehold EPC Rating: D Council Tax Band: F



Brief Description

Nestled on the edge of this small village, The Oaks sits on an attractively designed plot extending to approximately 0.33 acres which surrounds the property and features many seating areas to enjoy the sunshine at different times of the day. Borders of established shrubs and perennials and a wild-flower bank add colour and texture creating a beautiful backdrop. Designed and built by the current owner, this spacious home has been very well maintained and features replacement bathroom suites, modern windows and boiler as well as a recently installed replacement waste water treatment system.

Entered from the front, an entrance hallway gives access to the ground floor rooms and stairs to the first floor. The full depth living room sits to the end of the hallway to the right hand side of the property is spacious and bright, with a large front aspect window and patio doors opening to the conservatory. A log burner in a recessed fireplace provides warmth and focus to the room. The conservatory, located to the rear of the property, is fitted with 'cosy roof panels' to afford it full use throughout the year and enjoys views of the garden to both sides, benefitting from sunshine all day long.

There are two further reception rooms, a good sized dining room having a rear aspect and a separate study / snug / playroom to the other side of the hallway. A refitted cloakroom is accessed off the entrance hall, enjoying a front aspect window. To the rear of the house, the





breakfast kitchen is fitted with a range of base and wall mounted cupboards and drawers to three walls, with granite work surfaces, a range style oven having a chimney style extractor hood over and space for a dishwasher. The utility room is also fitted with a range of base and wall mounted units, having space and plumbing provision for both a washing machine and tumble drier and space for a freestanding fridge/freezer. There is a courtesy door to the garage.

To the first floor, the master bedroom is complemented by a generous, refitted en-suite bathroom which has both a freestanding bath and separate shower cubicle. There is a second en-suite bedroom with built-in wardrobes with the remaining three double bedrooms sharing the family bathroom which features a roll top bath and separate shower cubicle.

There is plenty of off road parking for a family leading to the double garage, which has up/over door, power and light. The wrap around gardens are a most delightful feature of the property, with several areas to sit and enjoy the sunshine at different times of the day. Borders are stocked with a variety of mature trees, shrubs and perennials with the bank to the rear of the property having been planted with a range of wild flowers / shrubs to create a colourful, yet soft, backdrop. There is a useful timber shed, greenhouse and summerhouse within the grounds.



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LOCATION

Spring Village is a delightful small village style community situated in a Conservation Area, close to Horsehay Pool with the Telford steam railway running alongside. The village is a little over two miles south west of the wide range of shopping and recreational facilities at Telford town centre, including the New Southwater development, the M54 motorway and the town’s central railway station. The historic township of Ironbridge, which is a World Heritage Site, is some three miles to the south; the Horsehay Golf Course is also nearby.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendor’s Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Drainage is to a recently installed private waste water treatment system. The property is heated by a gas fired heating system. 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/>

DIRECTIONS

From the Lawley Common Roundabout, take the A5223 towards Horsehay, then at the next roundabout, take the second exit onto Bridge Road. Continue along this road, taking the left hand turn, remaining on Bridge Road (signposted Spring Village and the Telford Steam Railway). At the Telford Steam Railway, take the first left into Pool Side, continuing straight on this road (bearing slight right at the fork), where the property will be found on the right hand side, after a short distance.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. The property is in Council Tax Band F (currently £2,986.43 for the year 2025/2026).

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

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:

LIVING ROOM 18' 0" x 12' 10" (5.49m x 3.91m)

DINING ROOM 12' 10" x 11' 3" (3.91m x 3.43m)

SUN ROOM 13' 2" x 12' 2" (4.01m x 3.71m)

STUDY 12' 5" x 8' 5" (3.78m x 2.57m)

BREAKFAST KITCHEN 12' 9" x 11' 2" (3.89m x 3.4m)

UTILITY ROOM 15' 5" x 4' 8" (4.7m x 1.42m)

CLOAKS/WC 6' 6" x 2' 9" (1.98m x 0.84m)

MASTER BEDROOM 17' 1" x 11' 5" (5.21m x 3.48m)

EN-SUITE 17' 0" x 9' 0" max (5'8" min) with sloped ceiling (5.18m x 2.74m)

BEDROOM 2 14' 6" x 12' 10" max (10'5" to wardrobe fronts) (4.42m x 3.91m)

EN-SUITE 12' 7" x 3' 0" (3.84m x 0.91m)

BEDROOM 3 12' 5" x 8' 6" (3.78m x 2.59m)

BEDROOM 4 11' 4" max (8'11" to wardrobe fronts) x 10' 7" (3.45m x 3.23m)

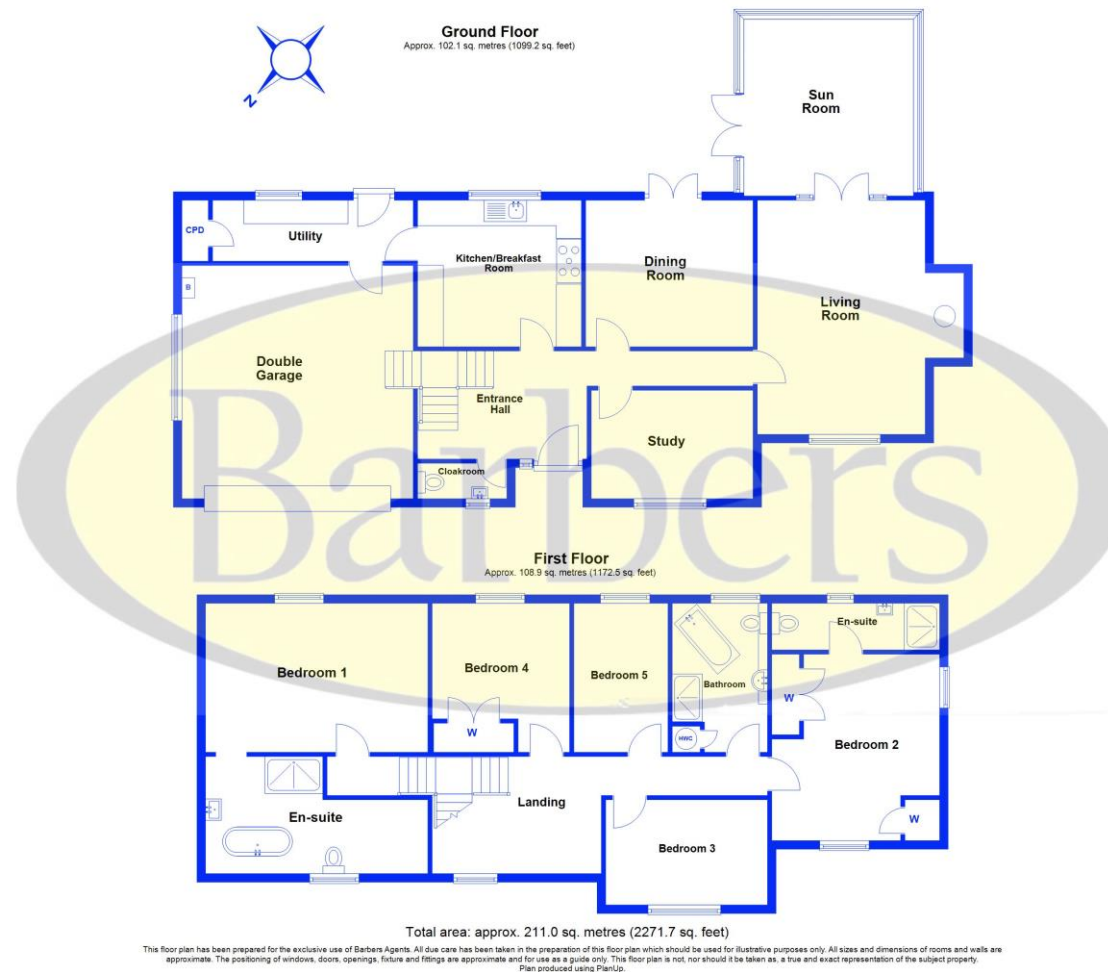
BEDROOM 5 11' 4" x 7' 2" (3.45m x 2.18m)

FAMILY BATHROOM: 11' 3" x 8' 5" max (5'9" min) (3.43m x 2.57m)

GARAGE: 18' 0" x 17' 3" (5.49m x 5.26m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request



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 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.



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