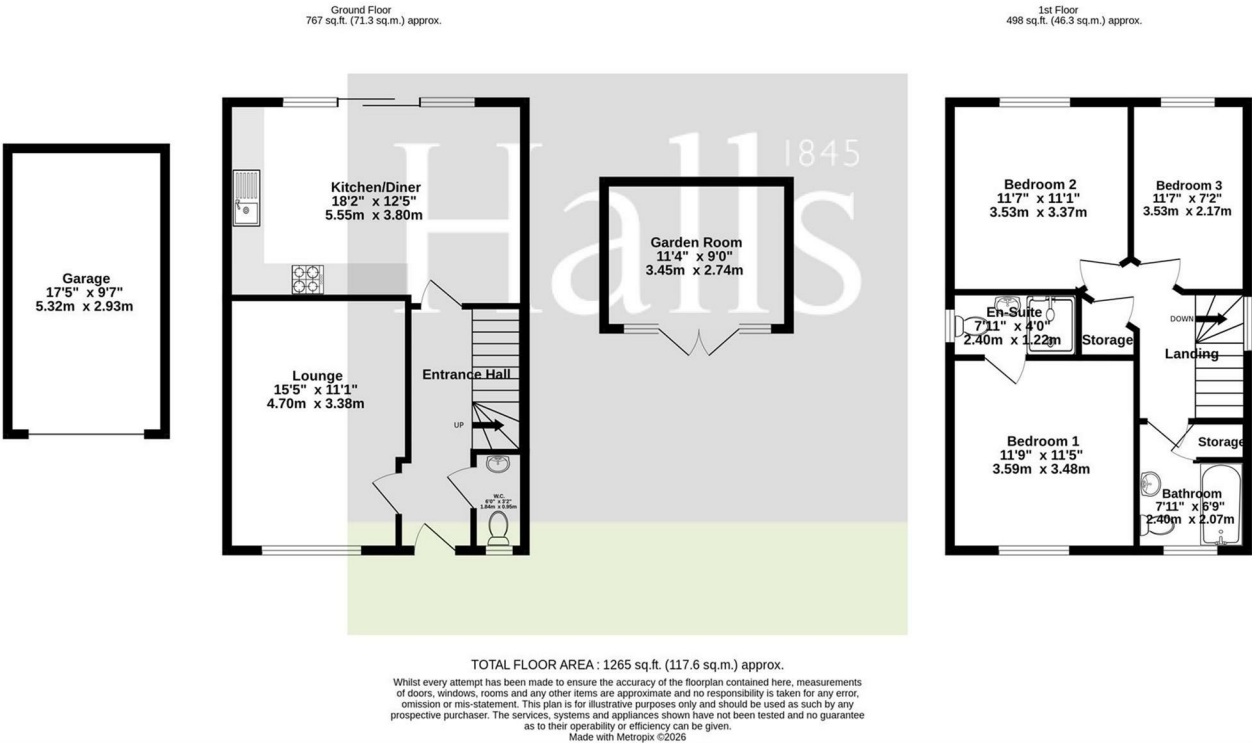


FOR SALE

36 Oxmoor Avenue, Hadley, Telford, TF1 5SS



FOR SALE

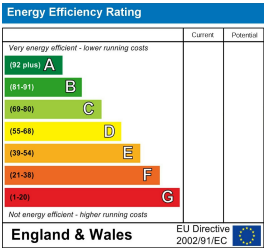
Offers in the region of £300,000

36 Oxmoor Avenue, Hadley, Telford, TF1 5SS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Stylish Redrow-built 3 home with a versatile insulated summer house. Offering three well-proportioned bedrooms, an open-plan kitchen/dining room, driveway, garage and an enclosed rear garden, this is a fantastic home for modern family living.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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1 Reception Room/s


3 Bedroom/s


2 Bath/Shower Room/s


2 Bath/Shower Room/s



- Immaculately Presented
- Garage with Driveway
- Versatile Garden Room
- En-Suite to Main Bedroom
- Ground Floor W.C.
- Close to Amenities

DESCRIPTION

Built by Redrow Homes to the ever-popular Warwick design, this attractive detached home offers a fantastic balance of stylish living space and everyday practicality, making it an excellent choice for growing families or those looking to take the next step on the property ladder.

At the heart of the home is a spacious open-plan kitchen and dining room, creating the perfect setting for everything from busy weekday breakfasts to entertaining family and friends. Fitted with a range of integrated appliances, including a fridge freezer, dishwasher, gas hob and electric oven, it has been thoughtfully designed with modern living in mind, while a cleverly positioned utility cupboard helps keep the day-to-day essentials neatly tucked away. A separate living room provides a welcoming retreat to relax and unwind, with a guest cloakroom completing the ground floor.

Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the rear garden has been designed to be enjoyed, with a paved seating area leading onto a well-kept lawn and pathway to a fully insulated summer house. Whether you're working from home, looking for a creative studio or simply wanting additional space away from the main house, it offers superb versatility. A detached garage with light and power, driveway parking and a useful timber storage shed complete this impressive home.

LOCATION

Conveniently situated on the northern edge of Telford, this location is well suited to families and commuters alike. Hadley Learning Community is within easy reach, offering education from nursery through to secondary level, while Telford College is also close by. Everyday essentials, supermarkets and local amenities are all on hand, with Telford Town Centre just a short drive away providing an excellent choice of shopping, restaurants, leisure facilities and entertainment. The nearby market town of Wellington offers a traditional High Street, regular markets and a railway station, while excellent road links via the A442, A518 and M54 make travelling across Shropshire, Staffordshire and the West Midlands both quick and convenient.

ROOMS

- GROUND FLOOR
- ENTRANCE HALL
- W.C.
- LOUNGE
- KITCHEN/DINER
- FIRST FLOOR
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM
- EXTERNAL
- GARAGE
- GARDEN ROOM
- LOCAL AUTHORITY
- Telford and Wrekin

- COUNCIL TAX BAND
- Council Tax Band: C
- POSSESSION AND TENURE
- Freehold with vacant possession on completion.
- VIEWING ARRANGEMENTS
- Strictly by appointment with the selling agent.
- ANTI-MONEY LAUNDERING (AML) CHECKS
- We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.