



SAMUEL WOOD

10 Buxus Road, Hadley, Telford, Shropshire, TF1 5TN

Asking Price £400,000







# 10 Buxus Road

Hadley, Telford, Shropshire, TF1 5TN



- Beautifully Presented Family Home
- Spacious Reception Room With Log Burner
- Family Bathroom & En-Suite
- Attractive Corner Plot
- Gas Central Heating
- High Specification Kitchen Diner
- Four Generously Sized Bedrooms
- Meticulously Landscaped Gardens
- Detached Garage & Driveway
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented family home on Buxus Road in Telford. Occupying a generous corner plot with privacy in the rear garden this property boasts high specification contemporary living spaces complemented by meticulously landscaped gardens, driveway and detached garage. Situated close to excellent amenities including shops, pubs, restaurants, petrol station, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

10 Buxus Road in Telford is a stunning four-bedroom detached property that has been recently renovated throughout. Upon entering, you are welcomed by a spacious entrance hall leading to a stylish living room, complete with a brand-new log burner for added warmth and ambiance. Double doors open into the contemporary kitchen-diner, which boasts high-end built-in appliances and another set of double doors leading to the rear patio, seamlessly blending indoor and outdoor living. The ground floor also includes a dedicated office space, ideal for remote work and a WC/utility room for added convenience.

Upstairs, the property offers four generously sized bedrooms, ensuring ample space for families. The master bedroom features a luxurious en suite, providing a private retreat, while the remaining bedrooms share a well-appointed family bathroom. Each room has been thoughtfully redecorated to create a modern yet comfortable living space. Large windows allow plenty of natural light to flow throughout the upper level, enhancing the airy and inviting atmosphere.

Externally, the property benefits from a detached garage, car charging port and a spacious driveway, providing ample parking. The meticulously landscaped private rear garden is a true highlight, featuring a relaxing hot tub, patio area, vegetable patch, greenhouse and multiple outdoor sockets for added convenience. Security and smart home features include a Hive heating system and a Ring doorbell with multiple cameras, ensuring both comfort and peace of mind. This impressive home perfectly balances stylish modern living with practicality, making it a fantastic choice for families or professionals seeking a high-quality residence in Telford.











## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3Mbps, Superfast 60Mbps & Ultrafast 1000Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Service Charge for grounds maintenance £180 pa

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG.

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.













We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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