



**Estate Agents
Letting Agents
Surveyors & Valuers**

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Akwood House, 43 Stafford Road, Oakengates, Telford, TF2 6JW
Offers In The Region Of £180,000

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Oakengates is an established residential area of Telford and most local amenities are available nearby including shops, a post office, primary school, doctors surgery, bus and train stations. The property is within easy walking distance of the Cockshutt Nature Reserve and swimming pool and other sporting facilities are available at Oakengates Leisure Centre and Telford Tennis Centre.

In more detail;

Panelled double glazed door opens into the...

Entrance Hallway

Having radiator and understairs storage cupboard.

Dining Room

12'7" x 9'10" (3.85 x 3.00)

With front and side aspect double glazed windows. Radiator.

Living Room

12'7" x 9'10" (3.85 x 3.00)

Having decorative fire surround and hearth. Radiator. Double glazed front and rear aspect windows.

Kitchen

9'10" x 8'10" (3.00 x 2.70)

With a range of fitted cupboards and drawers having contrasting work surfaces. Stainless steel sink and drainer. Space for cooker. Plumbing provision for washing machine. Tiled fireplace and electric fire. Radiator. Side aspect double glazed window and courtesy external door. Separate shelved pantry.

Stairs from the Hallway rise to the first floor Landing, with double glazed rear aspect.

Bedroom One

12'7" x 9'10" (3.85 x 3.00)

With front and side aspect double glazed windows. Radiator. Victorian painted cast open grate.

Bedroom Two

12'7" x 9'10" (3.85 x 3.00)

Front and side aspect double glazed windows. Radiator. Built-in cupboard housing the central heating boiler.

Bathroom

Having panelled bath and full height tiled surround with shower attachment over. Pedestal wash hand basin and low-level flush WC. Double glazed window and radiator.

Outside

The property is approached off Stafford Road via a pedestrian gate with a concrete path leading to the forecourt and onto the rear garden, offering ample opportunities for landscaping. Timber sheds and greenhouse requiring some renovation.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: E (50)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

PARKING: No parking available.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are

not aware of any.

COAL FIELDS/MINING: Telford is a historic coal mining area but the vendor is not aware of any mining related issues.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the Asda roundabout at Donnington, take the Wrockwardine Wood Way (B4373) towards Oakengates. After the second set of traffic lights, turn left onto New Road towards Wrockwardine Wood. Follow this road until it becomes Stafford Road and the property can be found on the right hand side as you approach Oakengates.

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should

not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

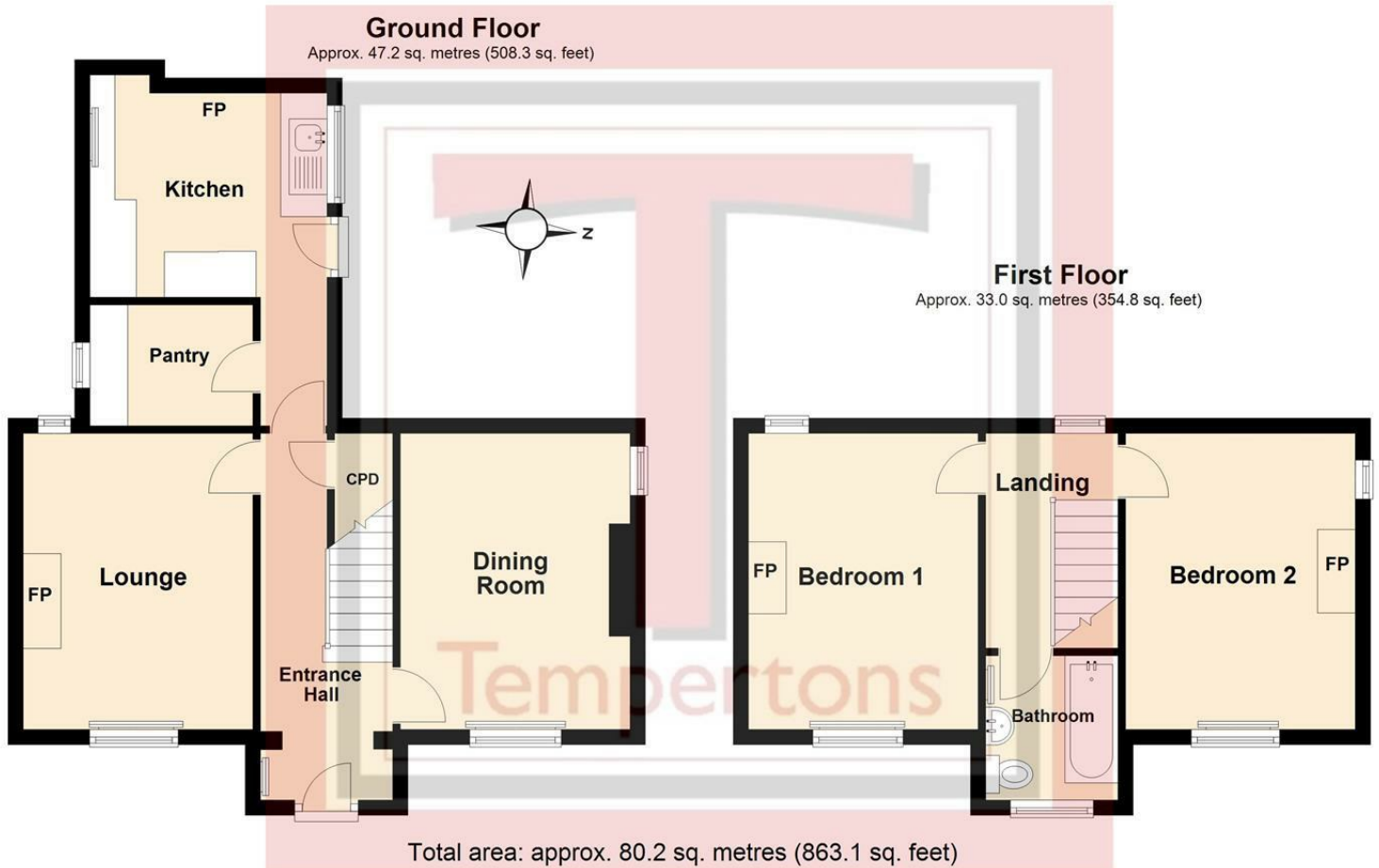
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.