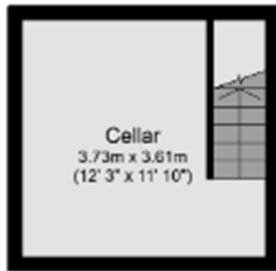
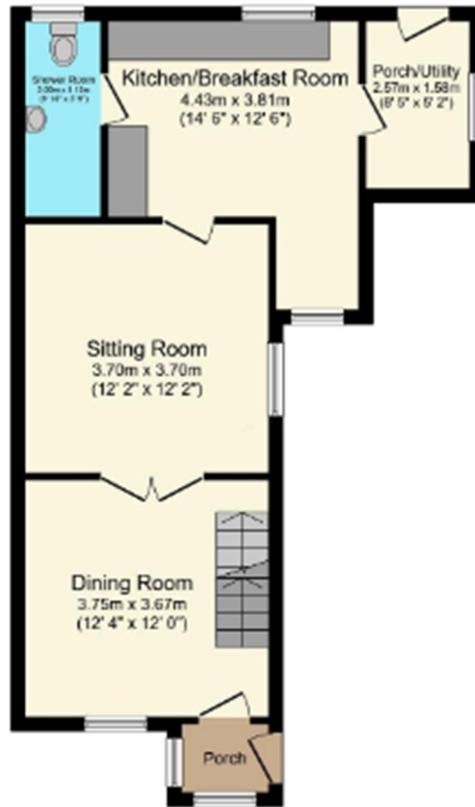


SmartSale

4u



Cellar



Ground Floor



First Floor

Stafford Road

Oakengates, Telford TF2 6JU

- Spacious living accommodation with character features
 - Recently improved throughout to a high standard
 - Ground floor WC
- Cellar with electrics offering storage or conversion potential (STPP)
 - Two generous double bedrooms
- Large, larger-than-average driveway providing off-road parking for multiple vehicles
 - Stunning inglenook fireplace with log burner
- Beautifully refurbished two-bedroom semi-detached home
 - Bright dining room and cosy living room
 - Modern kitchen/breakfast room with utility area

£234,995 Freehold





Location

Full Description

Offering a superb combination of a sought-after location, stylish modern interiors and generous living space, the property has been recently improved throughout to a high standard and is truly move-in ready.

The property is approached via an attractive, larger-than-average driveway, providing ample off-road parking for several vehicles and creating an excellent first impression. The front entrance opens into a welcoming porch, leading through to a bright and spacious dining room. Featuring a large front-facing window, plush carpeting and tasteful decor, this room is ideal for both everyday living and entertaining. The dining room flows seamlessly into the cosy yet characterful living room, where a stunning inglenook fireplace with log burner forms a charming focal point, creating a warm and relaxing atmosphere.

To the rear of the property is a well-appointed kitchen/breakfast room, fitted with a range of modern wall and base units with integrated appliances. This area is further enhanced by a practical utility space and a convenient ground-floor WC. A cellar with electrics completes the ground floor accommodation, offering excellent potential for conversion (subject to the necessary permissions) or use as additional storage.

Upstairs, the property offers two generous double bedrooms, both finished to a high standard. The impressive modern family bathroom features a stylish roll-top bath and a separate walk-in shower, providing a luxurious space to relax and unwind. Externally, the property continues to impress.

Alongside the spacious frontage and driveway, the rear garden is arranged over four beautifully landscaped tiers. Designed with a thoughtful balance of structure and natural charm, the garden offers a variety of seating and recreational areas, with the top tier ideal for use as an allotment or vegetable garden.

The home is ideally positioned close to a wide range of local amenities, including award-winning pubs, cafes, independent shops and well-regarded schools. Telford Town Centre and the Southwater development are both within easy reach, offering an



array of high-street retailers, supermarkets, restaurants and leisure facilities. Excellent transport links are also nearby, including the A5 and M54, making this an ideal location for commuters.

No upward chain!

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

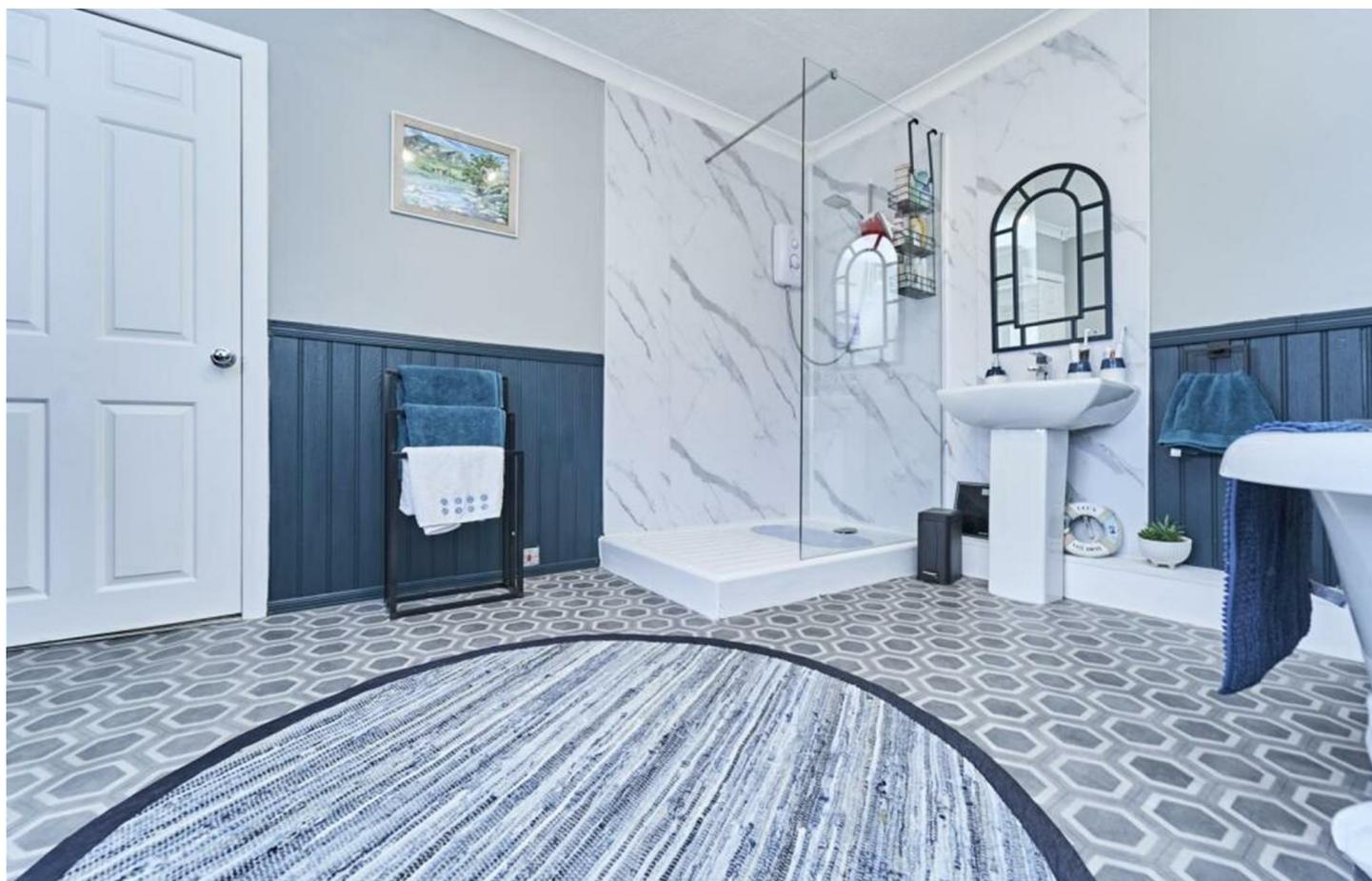
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their

offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **A**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.