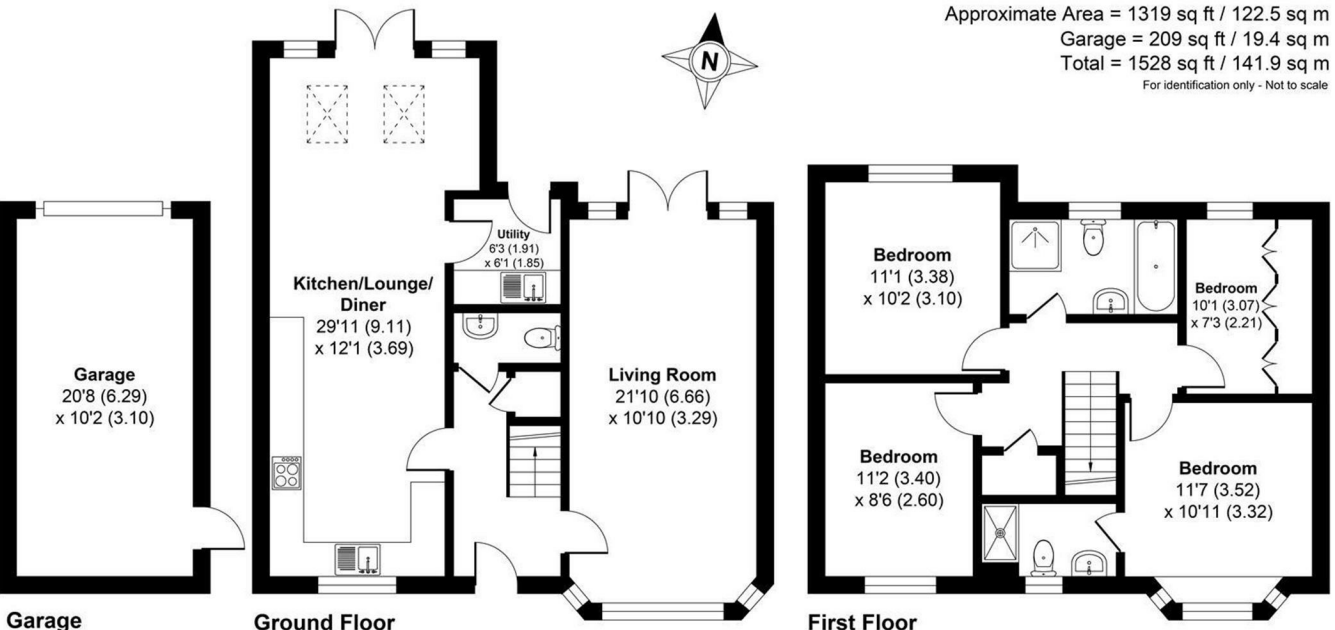


FOR SALE

5 Buttrey Meadow, Arleston, Telford, TF1 2PF



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



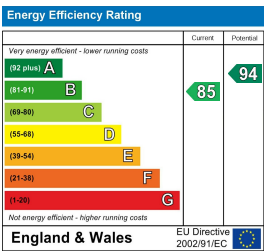
FOR SALE

Offers in the region of £439,950

5 Buttrey Meadow, Arleston, Telford, TF1 2PF

**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



Well-presented four-bedroom detached family home situated in a popular residential location. The property offers an open front aspect, driveway and garage parking, entrance hall with ground floor W.C., spacious open-plan kitchen/dining room with upgraded dishwasher, and a dual-aspect living room with French doors to the rear garden. To the first floor are four good sized bedrooms, including a principal bedroom with en-suite, plus a family bathroom. Further benefits include good storage throughout, dual zone climate control and an enclosed rear garden with patio and lawn. Ideal for families seeking a modern home with practical living space.



01952 971800

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




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01952 971800






1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Large Plot
- Garage with Driveway
- Well-Presented
- Close to Amenities
- Dual Zone Climate Control
- EPC Rated : B

**DESCRIPTION**  
This well-appointed four-bedroom detached residence is pleasantly situated within a sought-after residential development and enjoys an open aspect to the front elevation, providing both privacy and an attractive outlook. The property benefits from a driveway offering off-road parking and leading to a single garage.

The accommodation is entered via a welcoming entrance hall, with a ground floor cloakroom/W.C. for convenience. The spacious kitchen/lounge/dining room is fitted with a comprehensive range of modern wall and base units, incorporating integrated appliances, including an upgraded dishwasher. The dining area offers ample space for a family table and chairs, while the lounge area provides room for additional seating and features French doors opening onto the large rear garden. There is also access to a useful utility room.

Off the entrance hall is the living room, which is dual aspect and therefore enjoys excellent natural light. French doors lead out to the rear garden, enhancing the sense of space and allowing easy movement between the indoor accommodation and the outdoor seating areas.

To the first floor, a central landing gives access to four good sized bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom fitted with a modern suite. The property also enjoys good storage provision throughout, adding to its practicality for family occupation.

Further features of note include dual zone climate control, allowing for independent temperature regulation across different areas of the home.

Externally, the rear garden is enclosed and arranged with a patio area and lawn, offering a private and secure space suitable for both leisure and entertaining purposes. The front of the property is open in aspect, enhancing the setting and kerb appeal.

The property is presented in excellent order throughout and provides spacious, well-planned accommodation ideally suited to family living. Early viewing is recommended to appreciate the position, layout and overall standard of this attractive home.

**LOCATION**  
Situated within a recently built development on the edge of the popular market town of Wellington, this home enjoys a wonderful balance of town convenience and countryside living. The location is ideal for families, dog owners and keen walkers alike, with the stunning landscapes of The Wrekin and The Ercall both within easy walking distance, offering endless opportunities for outdoor adventures.

Despite its peaceful setting, the property remains well connected, with a wide range of local amenities close at hand, including shops, supermarkets and well-regarded schools. Excellent transport links are also on offer, with swift access to the M54 motorway, making commuting and travel further afield straightforward and stress-free.

- ROOMS**
- GROUND FLOOR**
- ENTRANCE HALL**
- W.C.**
- LIVING ROOM**  
21'10 x 10'10
- KITCHEN/LOUNGE/DINER**  
29'11 x 12'1
- UTILITY ROOM**  
6'3 x 6'1
- FIRST FLOOR**
- BEDROOM ONE**  
11'7 x 10'11

- EN-SUITE**
- BEDROOM TWO**  
11'1 x 10'2
- BEDROOM THREE**  
11'2 x 8'6
- BEDROOM FOUR**  
10'1 x 7'7
- BATHROOM**
- EXTERNAL**
- GARAGE**  
20'8 x 10'2
- GARDEN**
- LOCAL AUTHORITY**  
Telford and Wrekin Council.
- COUNCIL TAX BAND**  
Council Tax Band: E
- 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.