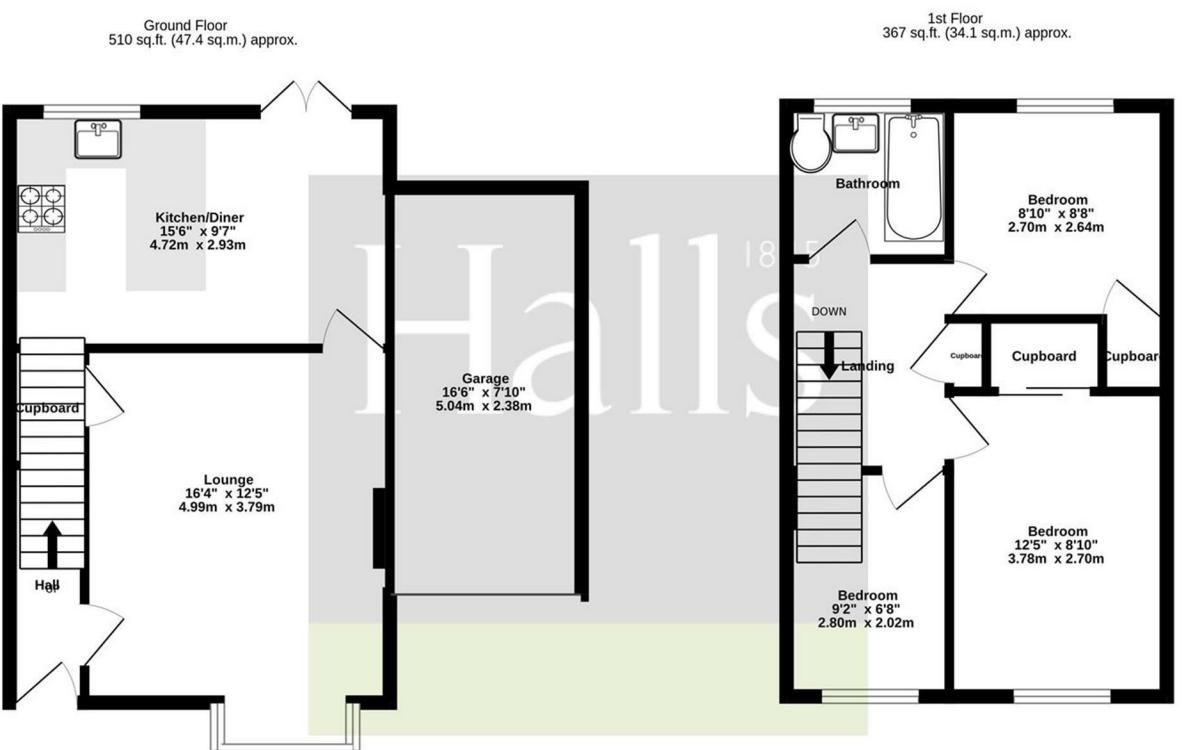


FOR SALE

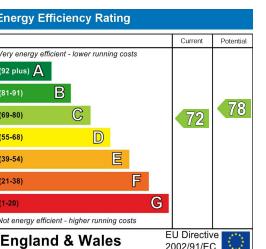
26 Jarman Drive, Horsehay, Telford, TF4 3UP

Halls<sup>1845</sup>



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is not a legal document and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Performance Rating



**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.



FOR SALE

Offers in the region of £235,000

26 Jarman Drive, Horsehay, Telford, TF4 3UP

A well-presented home featuring an entrance hall, living room, and a dining kitchen. The first floor offers three bedrooms and a family bathroom. Outside, the property includes a gravelled driveway with access to an attached garage, and a south-facing rear garden with a patio and lawn bordered by mature shrubs and flowers.

Halls<sup>1845</sup>

01952 971800

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



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01952 971800

1 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Well-Presented Throughout
- South Facing Garden
- Ample Parking & Garage
- Great Transport Links
- Desirable location
- Close to Amenities

#### DESCRIPTION

An inviting and well-presented home offering spacious accommodation throughout. The ground floor comprises an entrance hall, a bright and comfortable living room, and a generously sized dining kitchen ideal for family living and entertaining.

To the first floor, the property features three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a gravelled front garden, driveway providing off-street parking and access to the attached garage. The south-facing rear garden is a particular highlight, featuring a patio area perfect for outdoor dining, leading onto a well-maintained lawn bordered by mature flower and shrub beds.

This property presents an excellent opportunity for buyers seeking a well-laid-out home with attractive outdoor space.

#### LOCATION

Jarman Drive is located in the desirable residential area of Horsehay, Telford, known for its peaceful environment and strong community feel. The area offers convenient access to local amenities including shops, schools, and cafés, while nearby Lawley provide additional facilities. Horsehay is also close to attractive countryside walks and the historic Horsehay Pool and Golf Course, making it ideal for outdoor enthusiasts.

Excellent transport links connect the area to Telford Town Centre, the M54, and wider commuter routes, making it a popular choice for families and professionals alike.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

##### KITCHEN/DINING ROOM

15'5" x 9'7"

##### LIVING ROOM

16'4" x 12'5"

#### FIRST FLOOR

##### BEDROOM ONE

12'4" x 8'10"

##### BEDROOM TWO

8'10" x 8'7"

##### BEDROOM THREE

9'2" x 6'7"

##### BATHROOM

##### EXTERNAL

##### GARAGE

16'6" x 7'9"

##### GARDEN

##### LOCAL AUTHORITY

Telford & Wrekin Council

##### COUNCIL TAX BAND

Council Tax Band: C

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWINGS

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.