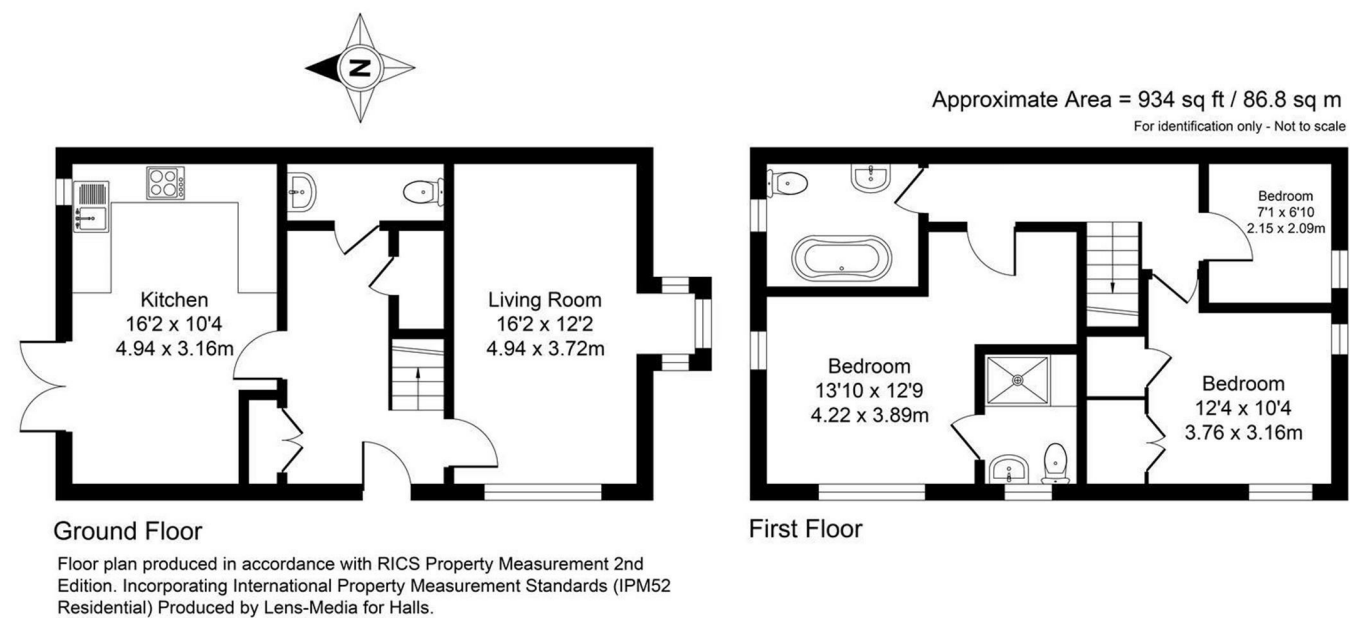


FOR SALE

3 Simkin Close, Telford, TF3 5FG



FOR SALE

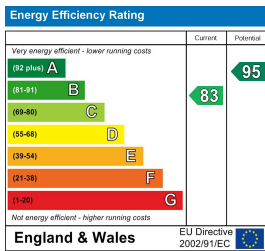
Offers in the region of £290,000

3 Simkin Close, Telford, TF3 5FG

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



Stunningly presented three-bedroom detached home featuring a kitchen/diner, dual-aspect lounge, downstairs WC, en-suite to bedroom one, family bathroom, enclosed brick-walled garden and parking for two cars. Early viewing is highly advised.





01952 971800


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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


1 Reception Room/s


3 Bedroom/s


2 Bath/Shower Room/s


2 Bath/Shower Room/s



- Immaculate Throughout
- Two Parking Spaces
- Landscaped Garden
- Close to Amenities
- Corner Plot
- En-Suite to Main Bedroom

DESCRIPTION
Beautifully presented throughout, this impressive three-bedroom detached home offers stylish, well-proportioned accommodation, perfectly suited to a wide range of buyers. Occupying a desirable corner plot, the property enjoys an enhanced sense of space and privacy both inside and out.

The ground floor opens with a welcoming entrance hall leading through to a bright and spacious lounge, where dual-aspect windows flood the room with natural light, creating a warm and inviting atmosphere. The contemporary kitchen/diner forms the heart of the home, providing an excellent space for cooking, dining and entertaining, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor are three generously sized bedrooms. The principal bedroom benefits from a sleek, modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, all finished to a high standard.

Externally, the property truly excels. Set on a corner plot, the home enjoys a beautifully landscaped, enclosed brick-walled garden offering a high degree of privacy. Thoughtfully designed with raised borders, a dedicated seating area, and an attractive pergola, the garden provides the perfect setting for outdoor dining, relaxation and entertaining throughout the seasons. Further benefits include off-road parking for two vehicles.

LOCATION
Located in the sought-after residential community of Lawley, this deceptively spacious home is ideally positioned just under two miles from the vibrant heart of Telford Town Centre. Residents will enjoy convenient access to an array of retail outlets, diverse dining options, and excellent leisure facilities. Commuters are well served by the nearby Telford Central railway station and swift road links via the M54 motorway. For a more traditional market town atmosphere, Wellington lies approximately two miles to the north, offering a variety of local shops, schools, and community amenities.

- ROOMS**
- GROUND FLOOR**
- LIVING ROOM**
16'2" x 12'2"
- KITCHEN**
16'2" x 10'4"
- W.C**

- FIRST FLOOR**
- BEDROOM ONE**
13'10" x 12'9"
- EN-SUITE**
- BEDROOM TWO**
12'4" x 10'4"
- BEDROOM THREE**
7'0" x 6'10"
- BATHROOM**
- EXTERNAL**
- GARDEN**
- LOCAL AUTHORITY**
Telford and 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.