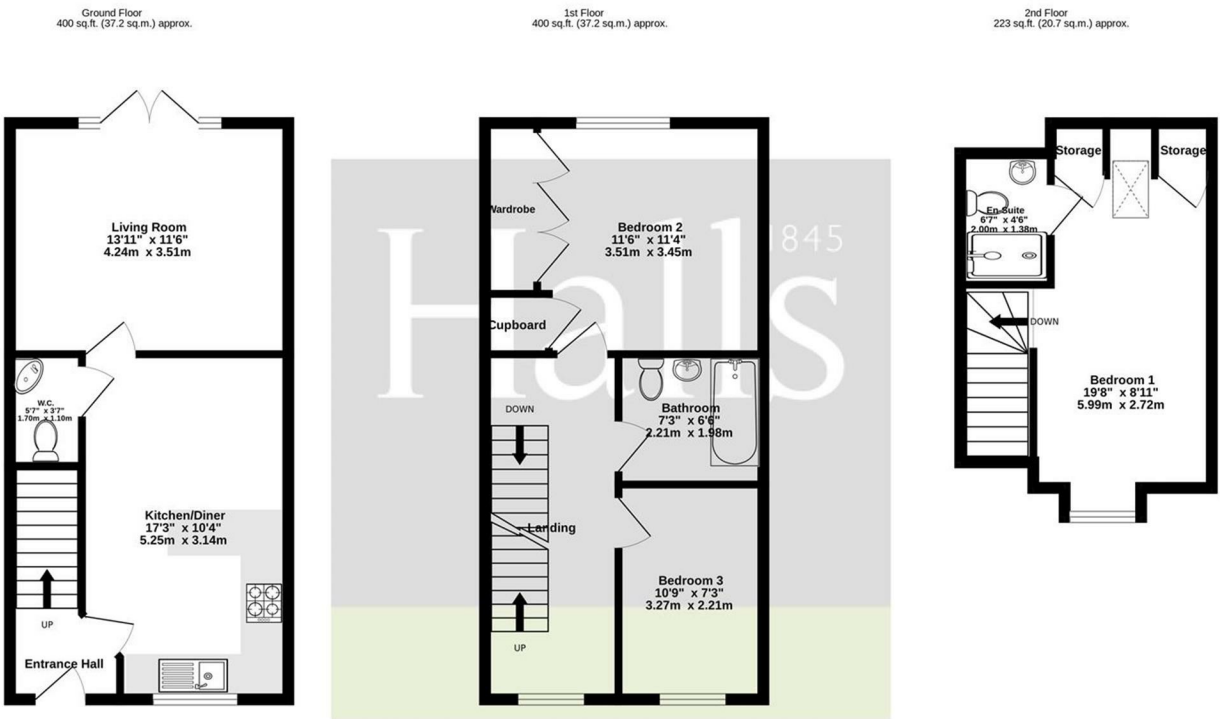


FOR SALE

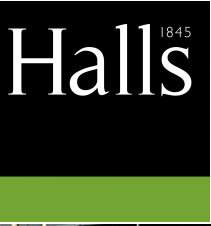
36 Kilgallon Road, Lawley Bank, Telford, TF4 2TP



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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 plan is for illustrative purposes only 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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FOR SALE

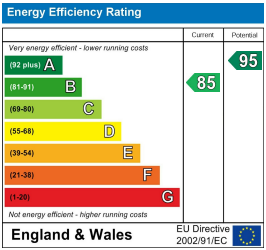
Offers in the region of £250,000

36 Kilgallon Road, Lawley Bank, Telford, TF4 2TP

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



Nestled in the charming area of Lawley Bank, Telford, this delightful house on Kilgallon Road offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike.



01952 971800

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



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01952 971800


null Reception
Room/s


null Bedroom/s


null Bath/Shower
Room/s



- Close to Amenities.
- Great Transport Links.
- Off-Road Parking and Garage.
- NHBC 10-Year Warranty.
- Private, Enclosed Garden.
- Well-Presented Throughout.

DESCRIPTION
Kilgallon Road, Lawley, is a stunning and thoughtfully designed three-storey home that offers a perfect blend of modern living and spacious accommodation, making it ideal for families or those seeking a stylish, functional property in a highly desirable area. Situated in the heart of Lawley, Telford, this beautifully presented home is in close proximity to local amenities, parks, schools, and excellent transport links, offering a convenient and vibrant lifestyle.

As you enter the property, you are greeted by a bright and airy living room, creating a welcoming space perfect for relaxation or entertaining guests. The open-plan design flows seamlessly into the kitchen/dining area, which is well-equipped for family cooking and gatherings. With ample space for a dining table, this area becomes the heart of the home where family meals, socialising, and entertaining will be enjoyed.

The first floor hosts two generously sized bedrooms, offering plenty of natural light and a comfortable setting for family members or guests. The modern family bathroom, with contemporary fixtures and fittings, ensures convenience for the whole family and adds a touch of luxury to the home.

The second floor is dedicated to the master bedroom, a spacious and private retreat. With ample room for additional furniture and built-in storage, this bedroom offers peace and quiet away from the main living areas. The ensuite bathroom is a standout feature, providing a private and luxurious space to unwind, complete with modern fixtures and fittings. The ensuite enhances the sense of space and privacy, making this floor the perfect place to relax and enjoy the tranquillity of your own personal space.

Externally, the property benefits from a low-maintenance garden, providing an ideal outdoor space for relaxing, gardening, or enjoying time with family and friends. Whether you're enjoying a summer barbecue or simply relaxing in the fresh air, the garden offers a peaceful retreat from the hustle and bustle of daily life.

LOCATION
Located in the vibrant Lawley Village, residents can enjoy easy access to local amenities, including shops, schools, parks, and public transport links. With excellent road links to Telford Town Centre, the M54 motorway, and surrounding areas, 36 Kilgallon Road offers a perfect balance of modern living, convenience, and community, making it an ideal choice for those looking to settle in this sought-after area.

DIRECTIONS
From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit at the roundabout onto Glebe Street. In 310 yards turn right onto High Street. Stay on this road for 2.3 miles before taking the first exit at the roundabout onto Lawley Drive. In 0.3 miles turn right onto West Centre Way, and right again in 260 yards onto Hunters Rise. In 60 yards turn left onto Kilgallon Road where you will find the property on your left-hand side in approximately 180 yards.

ROOMS
GROUND FLOOR
LIVING ROOM
A spacious living room with a feature fireplace and views to the front elevation.
KITCHEN/DINER
The kitchen/diner offers ample worktop and storage space as well as French doors leading out to the garden.
W.C.
A white two-piece suite comprising of hand-wash basin and W.C.

FIRST FLOOR
BEDROOM ONE
A spacious double bedroom with built-in storage and views to the rear aspect.
BEDROOM TWO
A well-sized single bedroom with views to the front elevation.
BATHROOM
A white three-piece suite comprising bath with hand-held shower fitting, hand-wash basin and W.C.

SECOND FLOOR
BEDROOM THREE
A large double bedroom with views to the front elevation and a Velux skylight.

EN-SUITE
A white three-piece suite comprising of shower, hand-wash basin and W.C. as well as a Velux skylight.
EXTERNAL
GARAGE
A convenient single garage which can be used for storage or further parking.
GARDEN
The private, enclosed garden provides both grassed and patio area, perfect for entertaining and relaxing.
LOCAL AUTHORITY
Telford and Wrekin Council – 01952 380 000
COUNCIL TAX BAND
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.
POSSESSION AND TENURE
Freehold with vacant possession on completion.
VIEWINGS
Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.