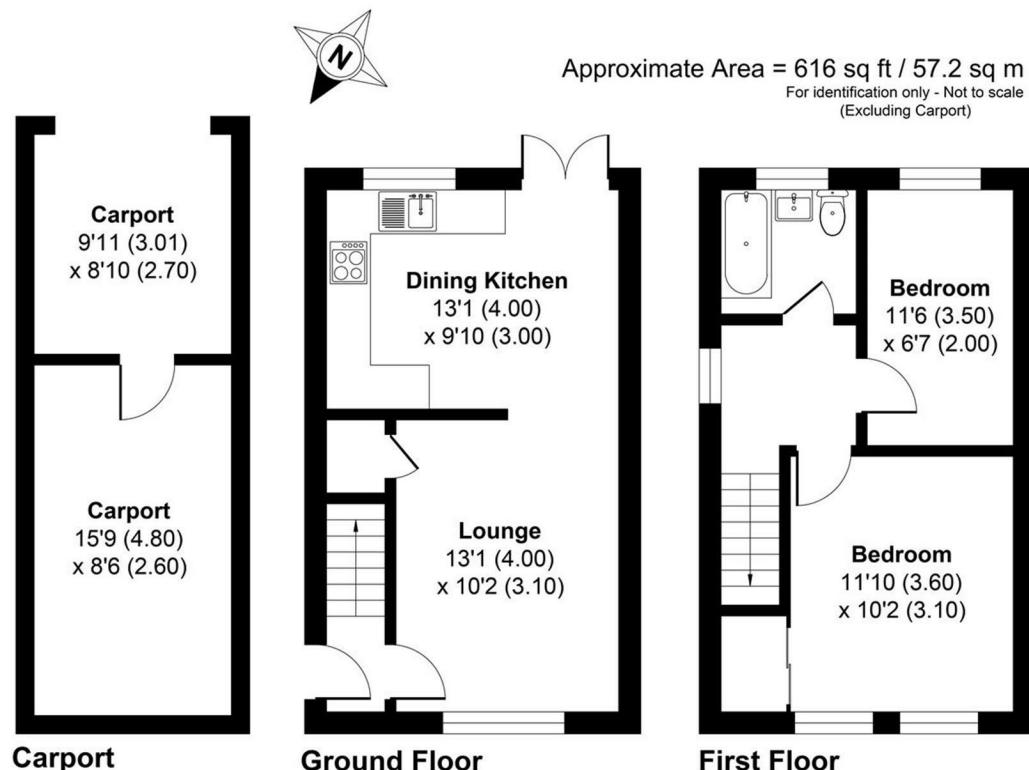


FOR SALE

14 Arrow Road, Telford, TF5 0LF

Halls<sup>1845</sup>



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

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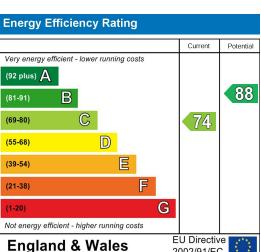
FOR SALE

Offers in the region of £215,000

**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



This home is a charming and well-positioned semi-detached property, perfect for those seeking a comfortable and convenient lifestyle in a friendly residential neighbourhood. This delightful two-bedroom home offers ample potential for first-time buyers, small families, or investors looking to expand their portfolio.

Halls<sup>1845</sup>

01952 971800

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

 **RICS**  
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 **The Property Ombudsman**

 **OnTheMarket.com**

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01952 971800

1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Perfect for First-Time-Buyers
- Well-Presented Throughout
- Car Port and Driveway
- Close to Amenities
- Sought-After Location
- Great Transport Links

#### DESCRIPTION

This charming two-bedroom semi-detached home is ideally positioned in a friendly residential neighbourhood, offering the perfect balance of comfort, convenience, and potential. Well-suited to first-time buyers, small families, or investors seeking a valuable addition to their portfolio, the property presents an inviting opportunity to create a lovely home or a rewarding investment.

Located in the popular area of Shawbirch, the property enjoys a peaceful suburban setting while remaining within easy reach of local amenities, transport links, and everyday essentials. The exterior is well maintained and sets the tone for the warm and welcoming atmosphere found throughout the home.

Inside, the property offers well-proportioned accommodation, including two comfortable bedrooms, a spacious living room ideal for relaxing or entertaining, a well-equipped kitchen, and a neatly appointed bathroom. Completing the home is a private garden, providing an excellent space for outdoor enjoyment, whether for quiet relaxation or hosting guests. Additional benefits include a covered car port and driveway, offering convenient off-road parking.

#### LOCATION

Arrow Road is located in Shawbirch. There are a great selection of amenities as well as primary and secondary schools around the area. With the Market Town of Wellington approximately two miles away which provides a range of local shops, traditional market, Supermarket, Library, Leisure Centre, plus transport links including a Bus and Railway Station. A GP Surgery, Pharmacy and Spar convenience store are also located a short distance from the property.

#### ROOMS

##### GROUND FLOOR

##### LOUNGE

##### KITCHEN/DINER

##### FIRST FLOOR

##### BEDROOM 1

##### BEDROOM 2

#### BATHROOM

#### EXTERNAL

#### LOCAL AUTHORITY

Telford and Wrekin

#### COUNCIL TAX BAND

Council Tax Band: B

#### 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.