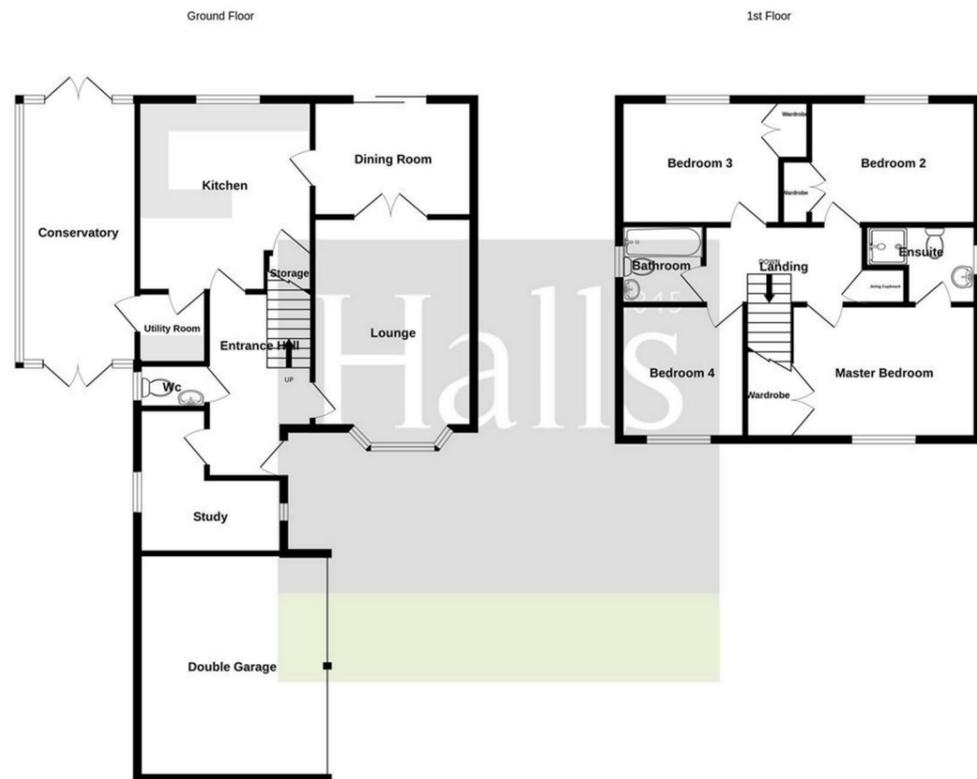


FOR SALE

12 Horseshoe Paddock, Lawley Bank, Telford, TF4 2PT



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.
Made with Metropix 6/2024

FOR SALE

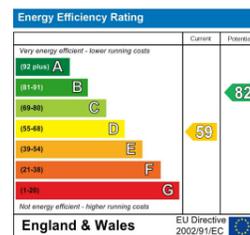
Offers in the region of £395,000

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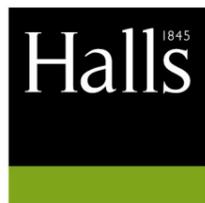
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Halls are pleased to present this impressive four-bedroom detached family home, nestled on a spacious corner plot offering generous living space throughout. Internal viewing is advised to really appreciate the space this property offers.



01952 971800

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



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3 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- Ideal Family Home
- Double Garage
- Large Corner Plot
- Total ft² - 1378
- Three Reception Rooms
- Rare Bonus of 2 Gardens, Must be Seen

LOCATION

The desirable area of Lawley Bank offers plenty of amenities. With excellent transport links at Junction 7 of the M54 nearby, connecting you with Wolverhampton and Shrewsbury with ease. Lawley Bank has a good selection of shops, takeaways and a large supermarket, plus Telford Town Centre is only a 5-minute drive away.

DIRECTIONS

From Wellington, follow Whitchurch Drive towards the M54 and proceed straight over the motorway roundabout towards Lawley. Proceed along Lawley Drive and turn right onto West Centre Way, right again onto Hunters Rise and right again onto Horseshoe Paddock. You will be able to locate the property on the right-hand side.

GROUND FLOOR**ROOMS****STUDY**

10'5" x 9'6"

The well-proportioned study on the ground floor features carpeted flooring.

LOUNGE

18'0" x 10'9"

A large lounge with bay window which looks out to the front elevation.

KITCHEN/BREAKFAST ROOM

14'9" x 11'9"

Well-kept practical fitted kitchen with an integrated oven and two windows looking out to the garden.

DINING ROOM

10'9" x 10'2"

A separate spacious and well-maintained dining room with double French doors which lead out to the garden.

CONSERVATORY

19'4" x 8'10"

Large conservatory providing additional living space with French doors leading into the rear garden.

UTILITY ROOM

The utility room offers access through to the conservatory.

W.C.

6'2" x 5'6"

The W.C. on the ground floor has a toilet and a hand wash basin.

FIRST FLOOR**BEDROOM 1**

11'1" x 10'5"

This spacious double bedroom features front facing windows, room for storage space and carpeted flooring.

EN-SUITE

5'2" x 5'2"

The shower room is equipped with toilet, hand wash basin in cabinet and shower facilities.

BEDROOM 2

8'10" x 8'6"

This double bedroom features carpeted flooring and a window overlooking the back of the property.

BEDROOM 3

11'9" x 8'10"

Bedroom three is another double bedroom and features a rear facing window.

BEDROOM 4

9'2" x 8'10"

Bedroom four is a well-spaced single featuring a front facing window.

BATHROOM

6'6" x 4'7"

The bathroom is equipped with toilet, hand wash basin and bath facilities. It has fully tiled walling and a side facing window.

EXTERNAL**DOUBLE GARAGE**

16'8" x 16'8"

The property benefits from a good-sized double garage.

GARDEN

The enclosed back garden offers grass and patioed area perfect for entertaining.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band D.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.