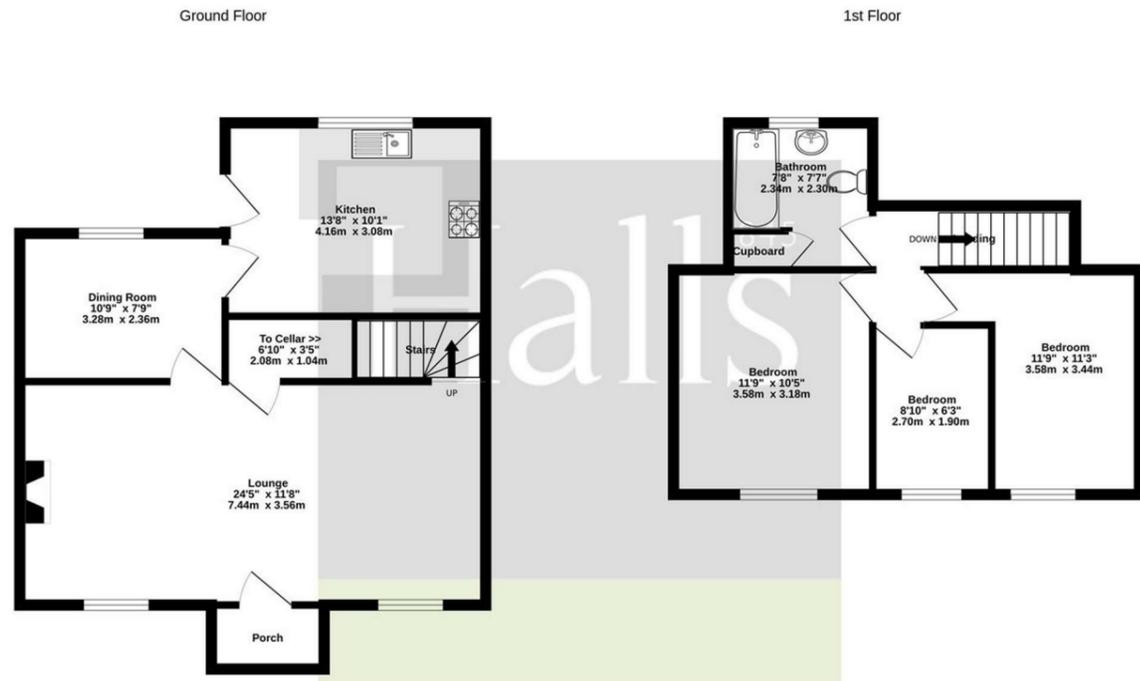


FOR SALE

26A Castle Street, Hadley, Telford, TF1 5GH

Halls 1845



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

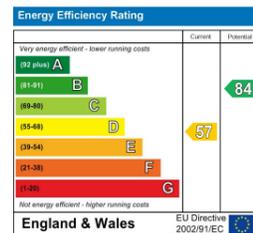
Offers in the region of £190,000

26A Castle Street, Hadley, Telford, TF1 5GH

**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 well-connected area of Castle Street, Hadley, Telford, this Victorian detached house offers comfort and convenience. Spanning an impressive 937 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three bedrooms, providing ample space for a young family or those seeking a home office.



01952 971800

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



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2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- No Onward Chain
- Close to Schools and Local Amenities
- Detached Victorian House with Period Features
- Bright and Spacious Rooms
- Private Rear Garden
- Recently Refurbished
- On-Street Parking - No Driveway
- Physical or Google Street "Drive-By" is Encouraged

#### DESCRIPTION

This three-bedroom detached home offers comfort, versatility, and privacy — ideal for families or those seeking room to grow. Situated in a sought-after residential area of Hadley, Telford, the property is offered with no upward chain.

On entry, you're welcomed by a practical porch leading into a generous lounge that spans the full width of the property — a bright and inviting space perfect for both relaxing and entertaining. Off the lounge, you'll find a separate dining room which flows seamlessly into the well-equipped kitchen, complete with fitted units and direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, one of which could easily be transformed into a home office or study, offering excellent flexibility for modern living. A contemporary family bathroom with a fitted bath completes the first floor. Large windows throughout the home ensure all rooms are filled with natural light, enhancing the warm, homely feel.

Additional benefits include a cellar, the house has been re-roofed in 2022 as well a new UPVC guttering has been fitted as well, whilst to the rear, a spacious and private garden provides the perfect space for outdoor relaxation, play, or entertaining.

#### LOCATION

Hadley is a suburb located in Telford, Shropshire. It lies to the west of Telford town centre and is part of the larger Telford and Wrekin borough. The area is primarily residential, with a mix of modern housing developments and green spaces. Hadley is well-connected to the rest of Telford and the surrounding areas, with easy access to major roads such as the M54 motorway. The town benefits from local amenities, schools, and recreational areas, making it a convenient and family-friendly location within the wider Telford area.

#### DIRECTIONS

From our office on Market Street in Wellington, turn right onto Bridge Road. In 0.2 miles take the third exit at the roundabout onto Vineyard Road. Turn left in 0.3 miles onto King Street. In 0.3 miles, turn right onto Apley Avenue. At the next roundabout take the third exit onto Whitchurch Drive. In 0.9 miles take the first exit at the roundabout onto Haybridge Road. In 0.8 miles turn right onto Stadium Way. In 90 yards, turn left onto Castle Street where you will find the property on you right in approximately 120 yards.

#### ROOMS

#### GROUND FLOOR

#### LIVING ROOM

The expansive living room provides a feature fireplace, views to the front elevation and exposed beams.

#### DINING ROOM

The dining room offers views to the rear elevation and exposed beams.

#### KITCHEN

A fully fitted kitchen with ample worktop and storage space as well as access to the rear aspect.

#### FIRST FLOOR

#### BEDROOM ONE

A spacious double bedroom with views to the front elevation.

#### BEDROOM TWO

Bedroom two is a generous single with views to the front elevation.

#### BEDROOM THREE

A further single bedroom with views to the front elevation.

#### BATHROOM

A white three piece suite comprising of bath with overhead shower attachment, hand-wash basin and W.C.

#### EXTERNAL

#### GARDEN

A sizeable private and enclosed garden with both grassed and patio areas.

#### 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. Prior to booking a viewing, we encourage a physical or Google street view "drive-by" to ensure the property exterior and surrounding area match your wants and needs. Please note that some of our clients may ask that only proceedable buyers request viewings.

#### 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.