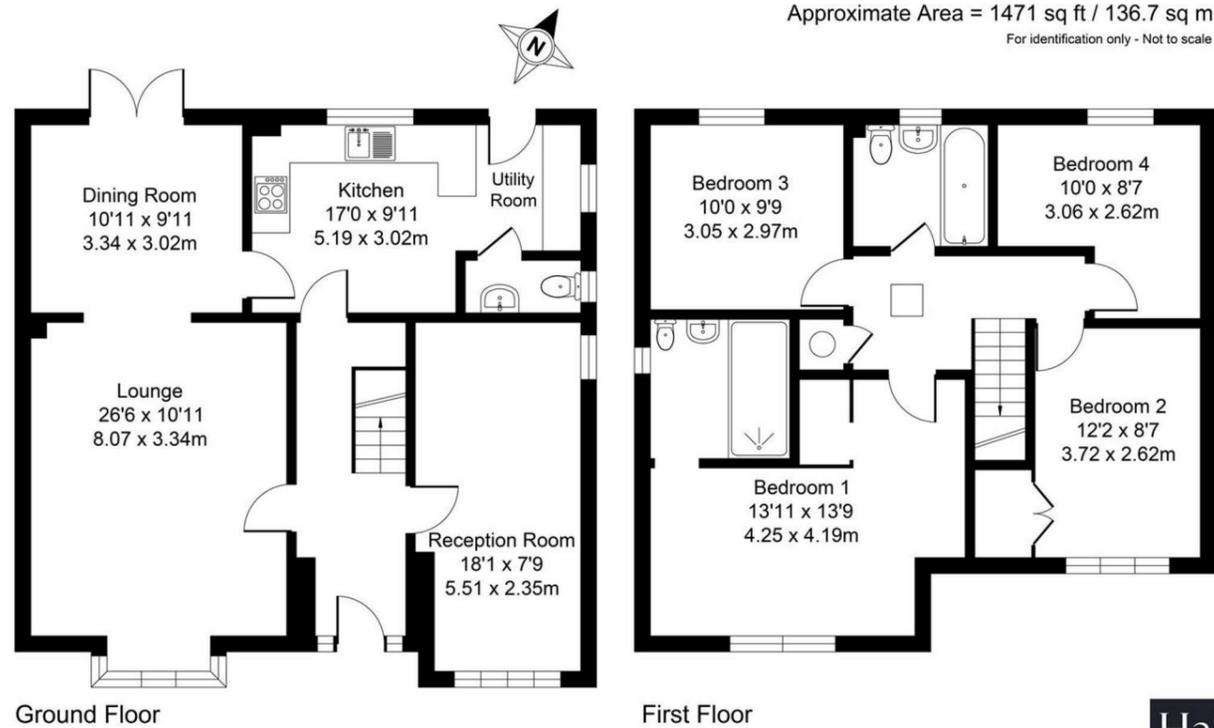


FOR SALE



10 Elvin Close, Horsehay, Telford, TF4 3US



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FOR SALE

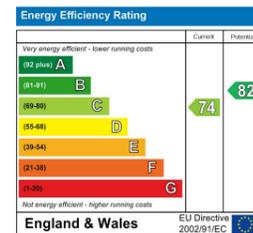
Offers in the region of £350,000

10 Elvin Close, Horsehay, Telford, TF4 3US

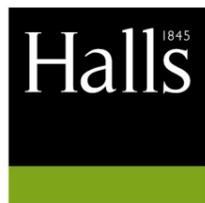
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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

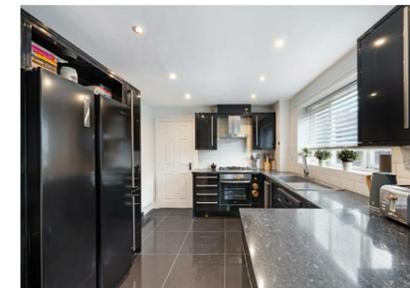


A spacious four-bedroom detached home tucked away in a quiet cul-de-sac, featuring a large lounge with open-plan dining area, separate kitchen, and a converted garage providing a fantastic family/games room. With four well-sized bedrooms (including an en-suite principal), driveway parking, and a beautifully maintained rear garden, it's a versatile and welcoming home ideal for modern family living.



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



- Sought-After Location
- Overlooking Village Green
- Converted Garage
- Spacious Throughout
- Close to Amenities
- Quiet Cul-de-Sac

Outside, the home continues to impress with driveway parking at the front and a beautifully maintained rear garden featuring mature borders, a lawned area, a handy garden shed and a private patio for outdoor dining or quiet unwinding.

A wonderfully inviting home in a sought-after location.

LOCATION

Set in the ever-popular area of Horsehay, this location blends everyday convenience with a relaxed, outdoorsy feel. Horsehay Pool is just a short walk away, offering a peaceful spot for strolls, dog walks and a moment of calm by the water. Despite the tranquil setting, you're brilliantly connected: the M54 is around three miles from the property, giving swift access to Telford, Shrewsbury and the wider West Midlands. Telford Town Centre is approximately 2.5 miles away, with its wide choice of shopping, dining and leisure facilities right on hand when you want them.

ROOMS

DESCRIPTION

This spacious four-bedroom detached family home sits in a peaceful, tucked-away cul-de-sac, overlooking a charming communally owned village green and offering easy access to local schools and everyday amenities.

Step inside to a welcoming central hallway that leads to a generously sized lounge opening into a bright, open-plan dining area — perfect for family life or relaxed entertaining. The kitchen is set separately, and the original garage has been smartly transformed into a versatile family/games room, adding a great extra dimension to the ground-floor layout. A utility room and cloakroom complete the practical spaces on this level.

Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, along with a modern family bathroom.

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE
26'6 x 10'11

DINING ROOM
10'11 x 9'11

RECEPTION ROOM
18'11 x 7'9

KITCHEN
17' x 9'11

UTILITY ROOM

FIRST FLOOR

BEDROOM 1
13'11 x 13'9

EN-SUITE

BEDROOM 2
12'2 x 8'7

BEDROOM 3
10'0 x 9'9

BEDROOM 4
10'0 x 8'7

BATHROOM

EXTERNAL

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: D

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.