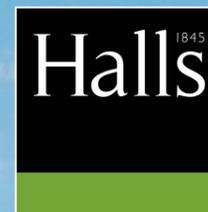
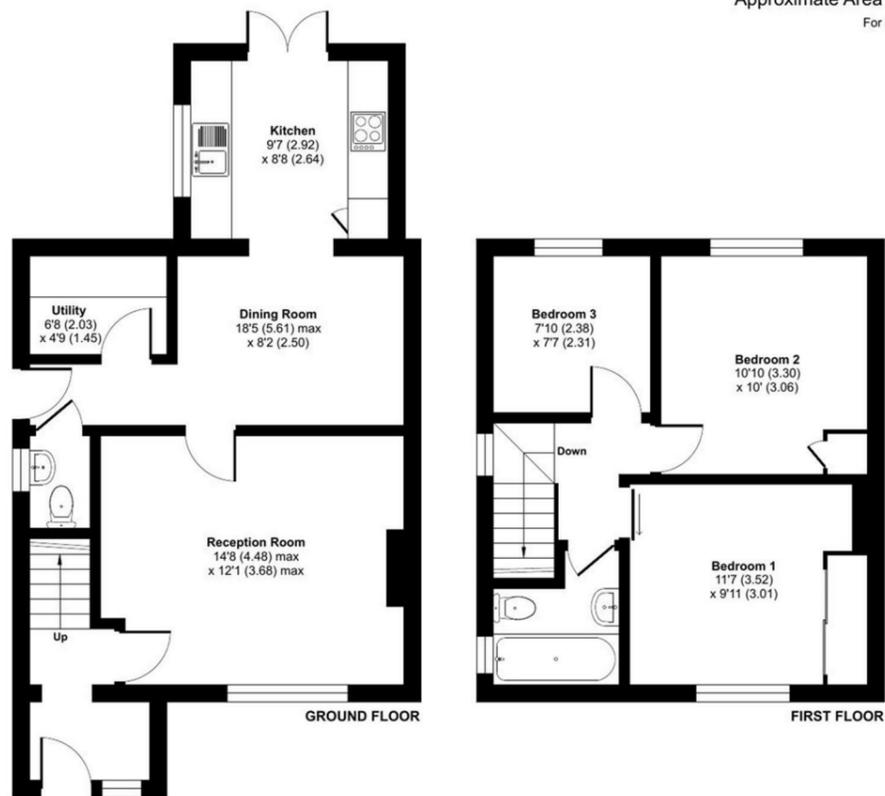


FOR SALE



5 The Avenue, Sugden, Telford, Shropshire, TF6 6ND



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1355651



FOR SALE

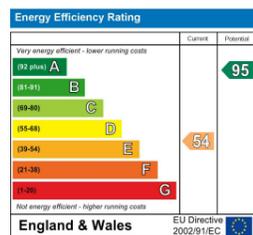
Offers in the region of £320,000

5 The Avenue, Sugden, Telford, Shropshire, TF6 6ND

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



Beautifully renovated 3-bedroom semi on a generous plot with countryside views, large garden, driveway parking and a versatile garden room. Stylish, move-in ready and set in a peaceful village location. Offered for sale with NO ONWARD CHAIN.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



- Rural Location & Beautiful Views.
- Large Driveway With Ample Parking.
- Total ft² - 872
- No Chain
- Well Presented Throughout.
- Private and Enclosed Rear Garden.

DESCRIPTION

Set on a generous plot in a peaceful rural setting, this beautifully renovated three-bedroom semi-detached home offers a smart, well-finished home in a quiet village setting — ideal for anyone looking for space, style, and a bit of peace and quiet.

Finished to a high standard throughout, the property has been thoughtfully updated to create a home that's both stylish and practical. At the heart of the house is the open-plan kitchen and dining area — a bright and welcoming space. The kitchen is well-fitted with modern units and integrated appliances, with plenty of room for a dining table. There's also a utility room and a downstairs WC.

The living room features a log-burning stove that brings warmth and character to the space.

Upstairs, there are three well-proportioned bedrooms, all tastefully decorated, along with a modern family bathroom. The rooms at the rear enjoy lovely open views across surrounding countryside towards The Wrekin and Rodington Vineyard.

Outside, the property really comes into its own. The rear garden is a great size, private and enclosed, with a recently improved patio area ideal for outdoor dining or relaxing. There's also a large, detached garden room/summer house that offers excellent flexibility — perfect as a home office, studio, or workshop. To the front, there's driveway parking for multiple vehicles.

Located in a small, established village just a short drive from Shrewsbury and Telford, the property enjoys a quiet position while still being within easy reach of local amenities, well-regarded schools, and transport links.

A great opportunity for buyers looking for a move-in ready home in a desirable rural setting. Early viewing is highly recommended.

LOCATION

Sugden is a rural area with beautiful views of the surrounding countryside whilst the property is located in rural setting it is still very well connected to surrounding towns. Wellington and Telford are just a short drive away with a range of amenities as well as train stations and the M54 which offers easy access to larger cities.

ROOMS

GROUND FLOOR

PORCH

LIVING ROOM
12'1" x 14'8"

DINING ROOM
8'2" x 11'0"

KITCHEN
8'7" x 9'8"

UTILITY

W.C.

FIRST FLOOR

BEDROOM ONE
10'10" x 10'0"

BEDROOM TWO
9'5" x 11'10"

BEDROOM THREE
7'7" x 7'7"

BATHROOM

EXTERNAL

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
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.