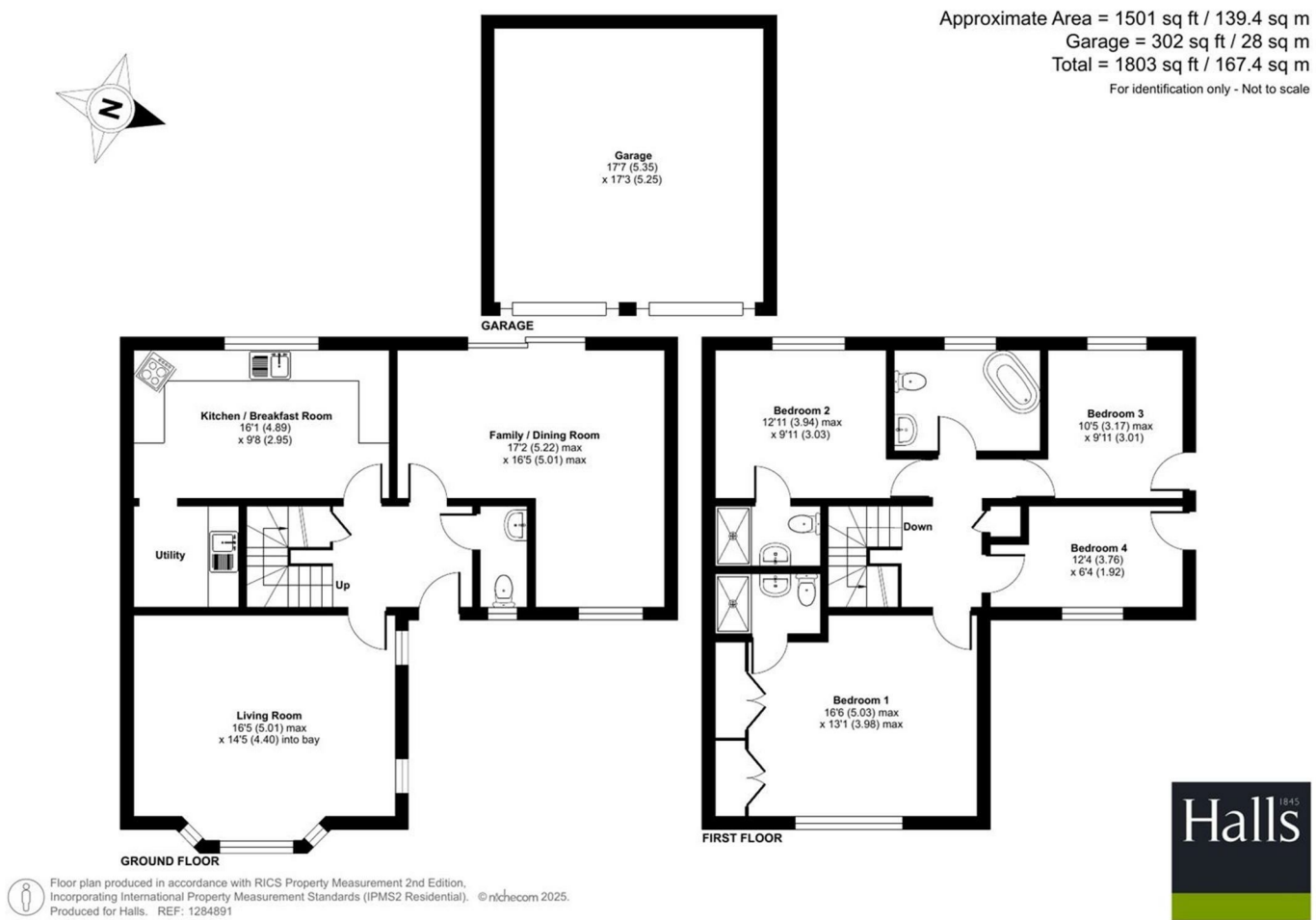


FOR SALE

15 Dulwich Grange, Bratton, Telford, TF5 0ED



FOR SALE

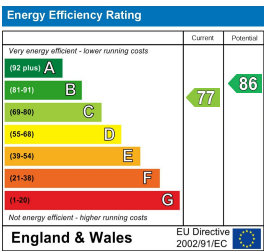
Offers in the region of £435,000

15 Dulwich Grange, Bratton, Telford, TF5 0ED

**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 four-bedroom detached property with double garage is located in the sought-after area of Bratton, with excellent primary schools, transport links and amenities nearby.




01952 971800

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




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2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Detached Double Garage
- Ample Parking
- Great Transport Links
- Close to Local Amenities
- Four Bedrooms
- Total ft² - 1507

**DESCRIPTION**  
This four-bedroom detached property is located in the sought-after area of Bratton and benefitting from views towards the Silkin Way, with excellent primary schools and amenities nearby. The accommodation is spacious throughout, with two reception rooms and a kitchen/breakfast room with adjoining utility room. Upstairs, there are four bedrooms (two with en-suite facilities), a family bathroom suite, and plenty of storage options. Externally, there is a large and private rear garden, with parking available in front of the double garage.

**LOCATION**  
Bratton is a peaceful village offering a tranquil rural setting while still being within easy reach of the town's amenities. Surrounded by scenic countryside, Bratton is ideal for those who enjoy outdoor activities, with numerous walking and cycling routes, including the famous Silkin Way, nearby. The village offers a relaxed atmosphere, with local shops and schools, while Telford Town Centre is just a short drive away, providing a wider range of services, shopping, and leisure options. Well-connected by road, Bratton offers the perfect balance of countryside living with convenient access to urban conveniences.

**DIRECTIONS**  
From our office on Market Street, Wellington, turn right onto Bridge Road. In 0.2 miles, take the second exit at the roundabout onto Spring Hill. In 310 yards turn right onto Admaston Road. Stay on this road for a miles before turning right onto Shawbirch Road. In 0.5 miles turn left onto the B5063. In 0.7 miles, turn left onto Dulwich Grange. Turn left again in 110 yards, staying on Dulwich Grange before finding the property on your right in approximately 160 yards.

**ROOMS**  
**GROUND FLOOR**  
**ENTRANCE HALL**  
With doors to the principal ground floor rooms, stairs ascending to the first floor, and understairs storage.

**LIVING ROOM**  
The spacious living room offers a bay window to the front elevation as well as two smaller windows allowing for plenty of natural light. There is also a gas fireplace for extra comfort in the colder months.

**FAMILY/DINING ROOM**  
A versatile 'L' shape room that is great for entertaining, offering space for a dining table and seating area, and with patio doors leading out to the rear garden.

**KITCHEN/BREAKFAST ROOM**  
A fully fitted kitchen with ample worktop and storage space, with integrated fridge, oven, hob and extractor, a 1.5 sink with drainer, as well as views to the rear elevation.

**UTILITY ROOM**  
With plumbing for utilities, a sink with drainer, and door accessing the rear garden.

**W.C.**  
A white two-piece suite conveniently located beside the entrance, comprising of hand-wash basin and W.C.

**FIRST FLOOR**  
**LANDING**  
With airing cupboard containing the hot water tank, and access to the part-boarded loft with light switch and drop-down ladders.  
**BEDROOM ONE**  
A spacious double bedroom with views to the front elevation and ample fitted wardrobe space.

**EN-SUITE**  
A white three-piece suite comprising of double shower, hand-wash basin and W.C.

**BEDROOM TWO**  
A further double bedroom with views to the rear elevation.

**EN-SUITE**  
A white three-piece suite comprising of double shower, hand-wash basin and W.C.

**BEDROOM THREE**  
A further double bedroom with views to the rear elevation and large eaves storage.

**BEDROOM FOUR**  
A versatile single bedroom/study with views to the front elevation and large eaves storage

**BATHROOM**  
A white three-piece suite comprising of bath, hand-wash basin and W.C.

**EXTERNAL**  
**DOUBLE GARAGE**  
With up and over doors to access, electric socket points, rafters storage, and parking for two vehicles in front.

**GARDEN**  
A private, predominantly walled west-facing garden, with lawn and patio areas, a further secluded seating area, shed, a range of established shrubs and trees, plus a hedgehog house for wildlife fans.

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band: E

**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.