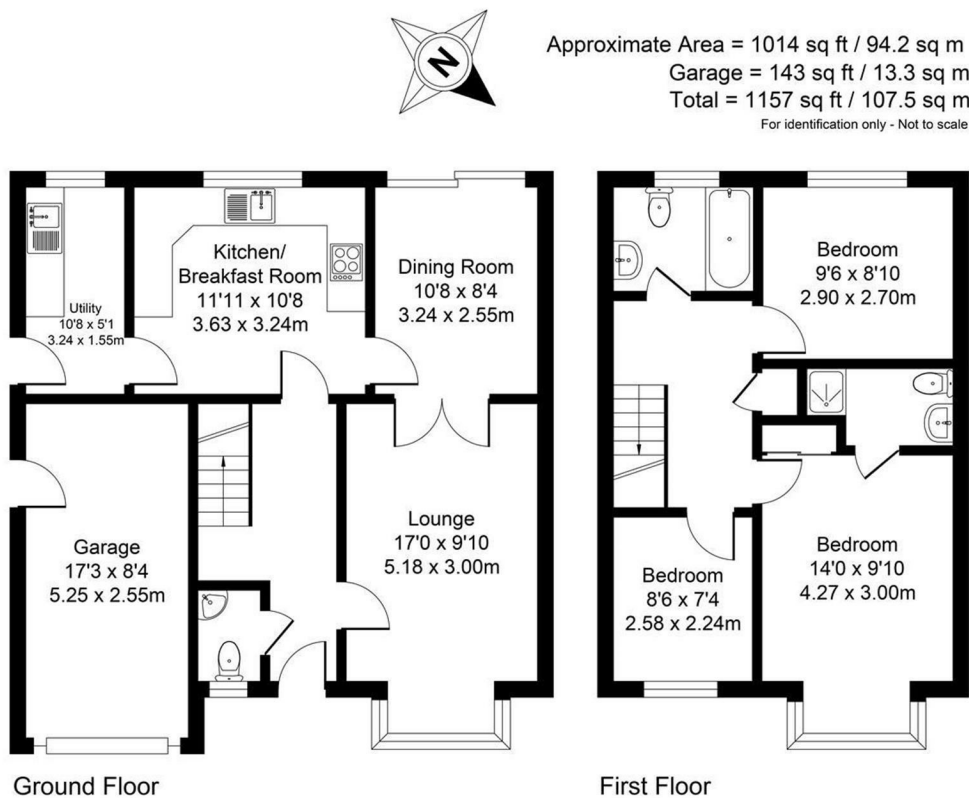


FOR SALE

38 Brockwood Copse, Telford, TF1 3QS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



FOR SALE

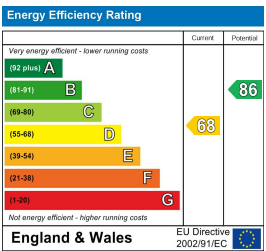
Offers in the region of £300,000

38 Brockwood Copse, Telford, TF1 3QS

**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 well-presented three-bedroom detached family home occupying a desirable corner position, offering spacious living accommodation, a generous kitchen with large utility room, private rear garden, garage and ample parking, with excellent scope for modernisation and personalisation.



01952 971800

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


halls.gb.com


Residential / Fine Art / Rural Professional / Auctions / Commercial


halls.gb.com


01952 971800

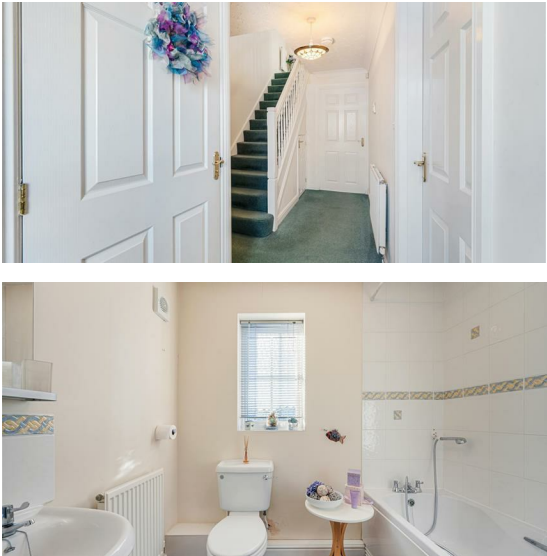


  
2 Reception  
Room/s

  
3 Bedroom/s

  
2 Bath/Shower  
Room/s





- **Corner Plot**
- **Single Garage**
- **Close to Amenities**
- **Two Reception Rooms**
- **En-Suite to Main Bedroom**
- **Sought-After Location**

DESCRIPTION

Occupying a generous corner position within a highly desirable location, this three-bedroom detached family home offers an excellent balance of space, comfort and future potential.

The property is entered via a welcoming entrance hallway, which leads to a guest cloakroom/WC and through to the main living areas. The fitted kitchen features a range of wall and base units, offering ample storage and workspace, and provides excellent scope for a buyer to update or redesign to suit their own style. Positioned just off the kitchen is a particularly well-proportioned utility room, a valuable and practical space ideal for laundry, additional storage or further enhancement.

A spacious lounge provides a comfortable setting for everyday living, while the separate dining room is perfect for family meals and entertaining.

To the first floor are three well-sized bedrooms, with the main bedroom benefiting from an en suite shower room. A family bathroom serves the remaining bedrooms, completing the accommodation.

Externally, the property enjoys a private and enclosed rear garden with patio area, offering an inviting space for outdoor dining and relaxation. A garage and driveway provide ample off-road parking, further enhancing the home's practicality.

Well maintained throughout, this appealing family home presents a wonderful opportunity for a purchaser to modernise and personalise to their own taste, creating a long-term home in an established and sought-after location.

LOCATION

The property is situated amongst similar style homes on a popular and well-established residential estate, ideally positioned for St Peter's Primary School. The immediate area offers a range of everyday amenities including a GP surgery, pharmacy, public house and a convenience store with Post Office.

The nearby market town of Wellington, located approximately two miles away, provides a wider selection of facilities including a variety of local shops, a traditional market, supermarket, library and leisure centre, along with both bus and railway stations offering excellent transport links.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM  
UTILITY ROOM

FIRST FLOOR

BEDROOM 1

EN-SUITE

BEDROOM 2

BEDROOM 3

BATHROOM

EXTERNAL

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Telford & Wrekin Council.

COUNCIL TAX

Council Tax Band: D

VIEWING ARRANGEMENTS

By appointment with Halls 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.