

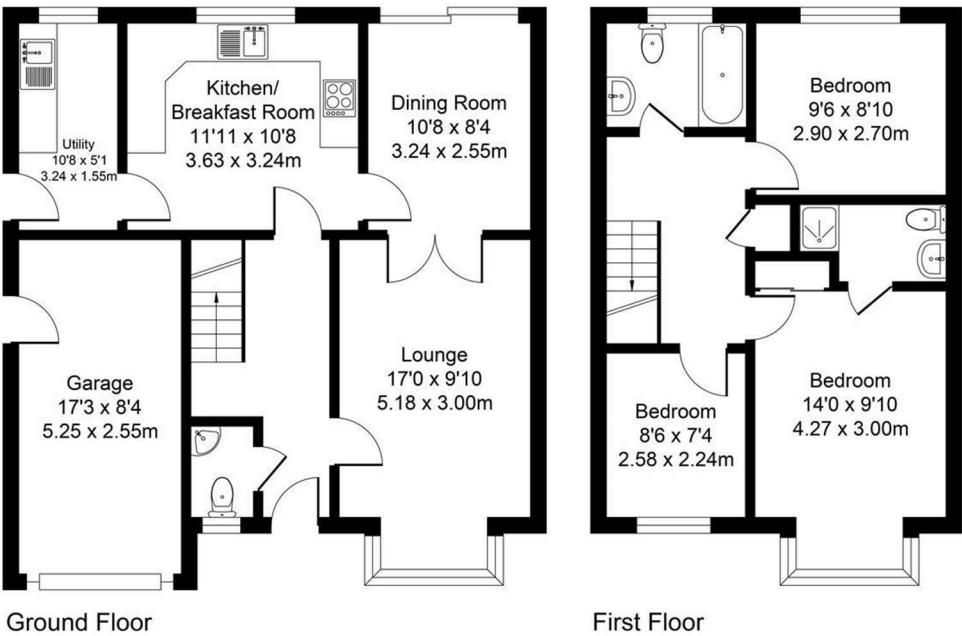
FOR SALE

38 Brockwood Copse, Telford, TF1 3QS

Halls¹⁸⁴⁵



Approximate Area = 1014 sq ft / 94.2 sq m
Garage = 143 sq ft / 13.3 sq m
Total = 1157 sq ft / 107.5 sq m
For identification only - Not to scale



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

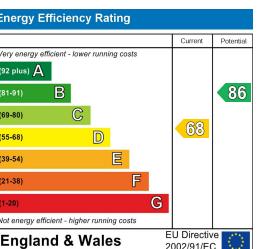
Halls¹⁸⁴⁵



FOR SALE

Offers in the region of £300,000

Energy Performance Rating



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.

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.

Halls¹⁸⁴⁵

01952 971800

Telford Sales
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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****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.