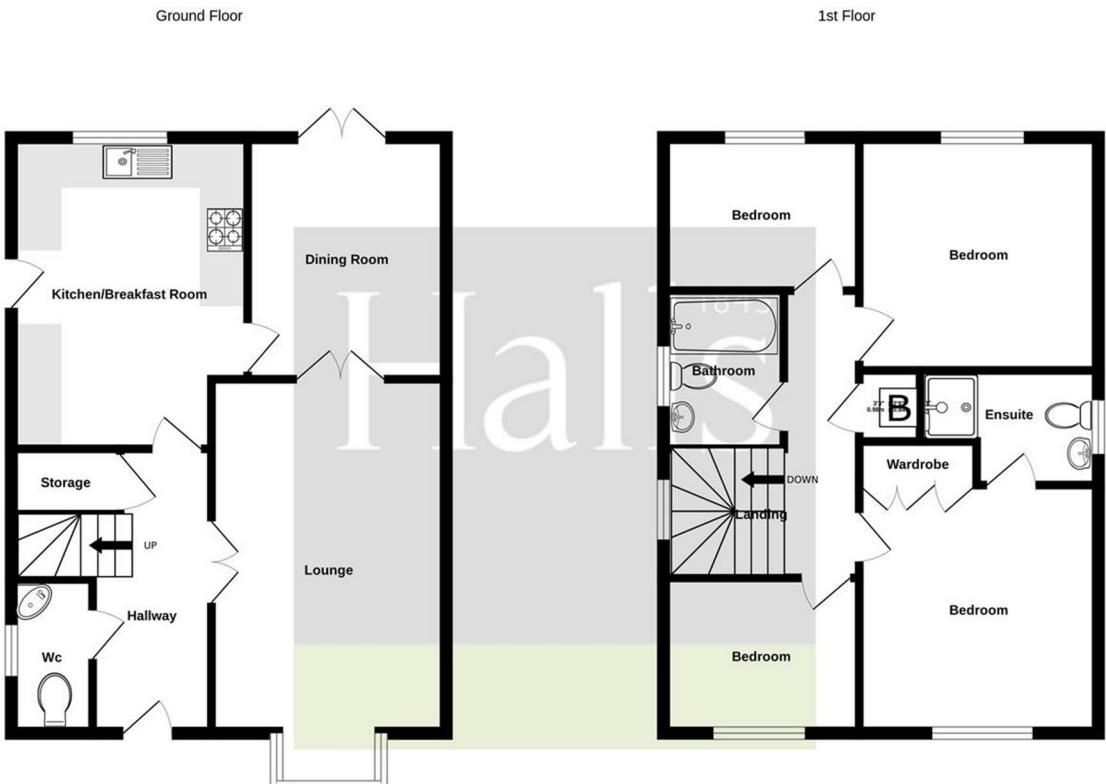


FOR SALE

9 Caldera Road, Hadley, Telford, TF1 5LT

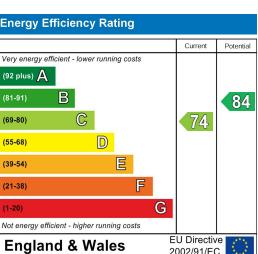


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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



FOR SALE

Offers in the region of £255,000

9 Caldera Road, Hadley, Telford, TF1 5LT

A well-presented four-bedroom detached family home, offering spacious and well-balanced accommodation with driveway parking and garage, set within the popular residential area of Hadley. Featuring a stylish breakfast kitchen, flexible living spaces, en-suite to the main bedroom, and a low-maintenance rear garden, this is a fantastic opportunity for families seeking comfort, space, and convenience.



Halls¹⁸⁴⁵

01952 971800

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2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- **Garage with Driveway**
- **Well-Presented Throughout**
- **En-Suite to Main Bedroom**
- **Close to Amenities**
- **Two Reception Rooms**
- **Great Transport Links**

DESCRIPTION

This well-presented four-bedroom detached home offers generous, well-planned accommodation, complete with a driveway and garage, and is ideally located within the ever-popular area of Hadley — perfect for families looking to settle into a welcoming community.

A spacious through entrance hallway creates an immediate sense of arrival, featuring a handy understairs storage cupboard, a staircase rising to the first floor, and access to a convenient cloakroom/WC. From here, doors lead into both the comfortable front-facing lounge and the bright breakfast kitchen, creating a natural and practical flow throughout the ground floor.

The lounge is a warm and inviting space, enhanced by a bay window overlooking the front of the property and glazed double doors that open through to the dining room. The dining room enjoys a lovely connection to the rear garden, with patio doors providing pleasant views and making it an ideal space for family meals or entertaining guests. The spacious breakfast kitchen is well equipped with an extensive range of base and wall units, an integrated oven and hob with extractor hood, space for additional appliances, and further access through to the dining room — perfect for modern family living.

To the first floor, a central landing leads to four well-proportioned bedrooms and the family bathroom. The main bedroom benefits from fitted wardrobes and a private en-suite shower room, fitted with a modern white suite comprising a shower cubicle, pedestal wash hand basin, and low-level WC. The second bedroom is also a comfortable double, while the remaining bedrooms offer flexibility for children, guests, or home working. The family bathroom is finished with a white suite and serves the household with ease.

Outside, the generous rear garden has been designed with low maintenance in mind, featuring decking and a gravelled area — ideal for relaxing, entertaining, or enjoying outdoor time without the upkeep. A door provides direct access from the garden into the garage, adding everyday convenience. To the front of the property, there is a neat garden area alongside a driveway providing off-road parking for two to three vehicles.

LOCATION

Located on a modern housing estate in the established residential area of Hadley, this property benefits from a variety of local amenities, including shops, services, and the Hadley Learning Community, which provides education from nursery through to secondary school level.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

GARAGE

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.