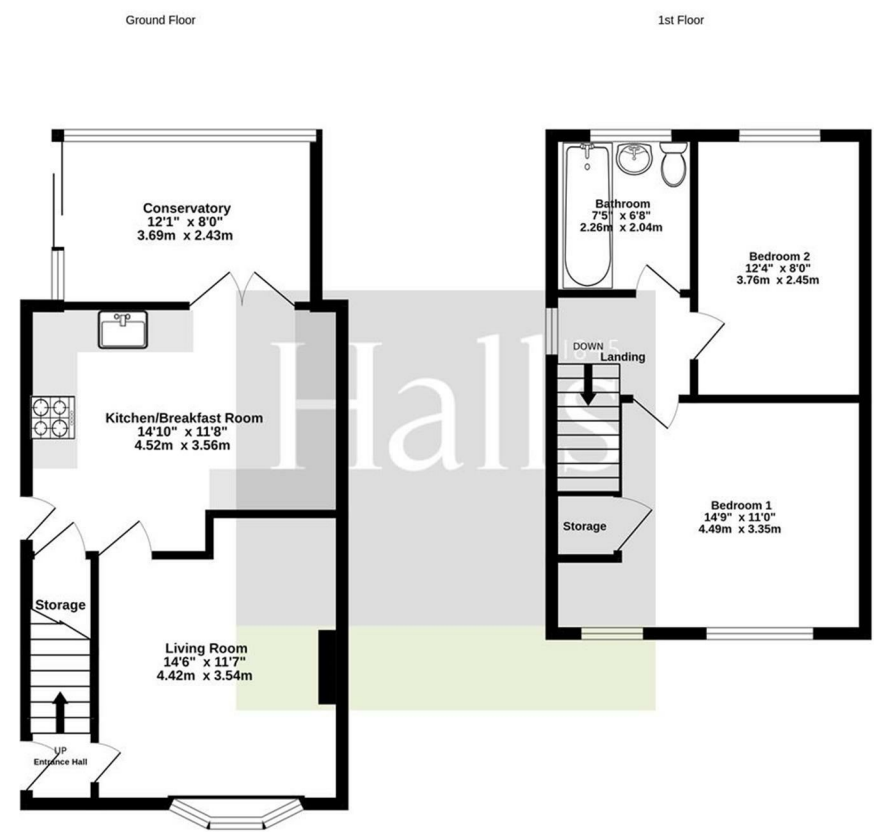


FOR SALE

18 Arrow Road, Telford, TF5 0LF



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 guidance 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.
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FOR SALE

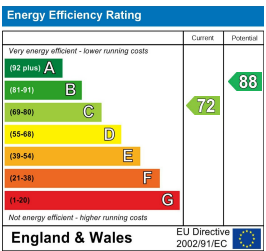
Offers in the region of £214,000

18 Arrow Road, Telford, TF5 0LF

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



18 Arrow Road, Shawbirch, Telford, is a charming and well-positioned semi-detached property, perfect for those seeking a comfortable and convenient lifestyle in a friendly residential neighbourhood. This delightful two-bedroom home offers ample potential for first-time buyers, small families, or investors looking to expand their portfolio.





01952 971800


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



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1 Reception
Room/s


2 Bedroom/s


1 Bath/Shower
Room/s



- Newley Fitted Kitchen
- Close to Amenities
- Ample Parking
- Sought-After Location
- Conservatory
- Total ft² - 624

DIRECTIONS

From Junction 6 of the M54, follow the signposts towards Wellington and Princess Royal Hospital. At the roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the first exit onto the B5063 towards Shawburch/Shawbury. At the next roundabout take the third exit and follow the Glade Way road round until you see the turning for Arrow Road where the property can be found on the right-hand side.

ROOMS

GROUND FLOOR

LIVING ROOM

A spacious living room with fireplace and bay window looking out to the front elevation.

KITCHEN/BREAKFAST ROOM

The spacious and newly fitted kitchen/breakfast room provides ample worktop and storage space as well as access to the side of the property. There are also integrated appliances and French doors that lead into the conservatory.

CONSERVATORY

Large conservatory providing additional living space with sliding patio doors leading into the rear garden.

BEDROOM ONE

A spacious double bedroom with two windows to the front elevation and integrated storage.

BEDROOM TWO

A further bedroom with views to the rear elevation.

BATHROOM

The bathroom is equipped with toilet, hand wash basin and bath facilities.

EXTERNAL

GARDEN

The garden provides both grassed and patio areas perfect for entertaining or relaxing.

FRONT ELEVATION

The front elevation offers a large driveway and access through the side of the house as well as the front.

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.

DESCRIPTION

The property is situated in Shawburch, a quiet yet accessible part of Telford, where you can enjoy the benefits of suburban living while remaining within easy reach of essential amenities. The house itself is neatly presented, with a well-maintained exterior and a welcoming atmosphere inside. The property provides a comfortable living space with two bedrooms, a spacious living room, a well-equipped kitchen, and a bathroom. There is also the added benefit of an outdoor garden area, perfect for relaxing or entertaining guests.

LOCATION

Arrow Road is located in Shawburch. There are a great selection of amenities as well as primary and secondary schools around the area. With the Market Town of Wellington approximately two miles away which provides a range of local shops, traditional market, Supermarket, Library, Leisure Centre, plus transport links including a Bus and Railway Station. A GP Surgery, Pharmacy and Spar convenience store are also located a short distance from the property.