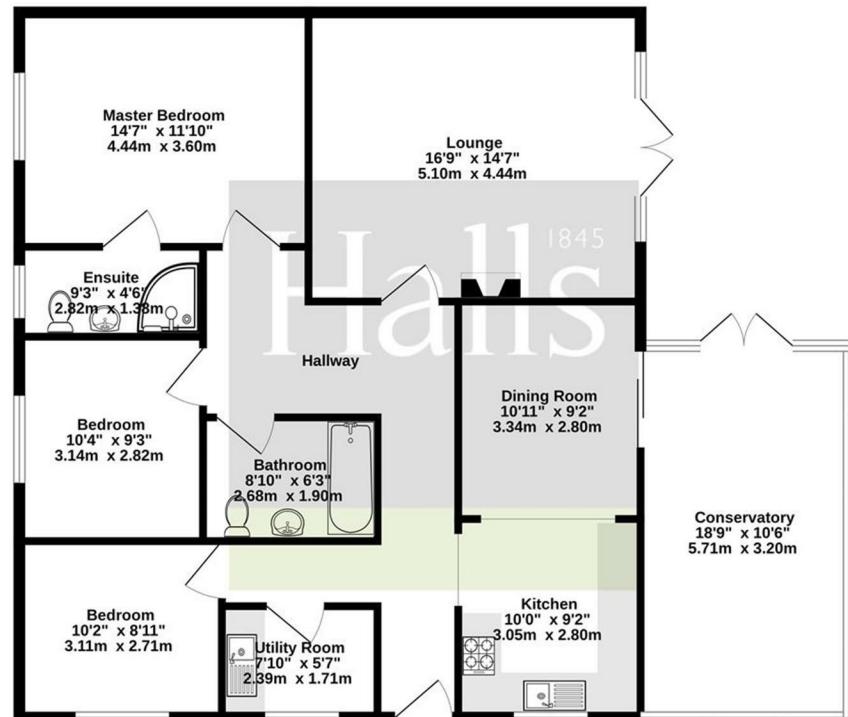


FOR SALE

White Ellis Lodge Cockshutt Road, Oakengates, Telford, TF2 6LD

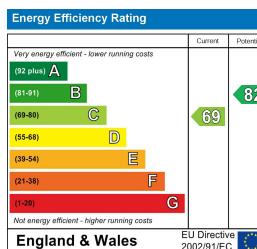
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Ground Floor



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 descriptive purposes only and should be used as such by any prospective purchaser. The planning system and boundaries shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Meriton 220005

#### 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.



FOR SALE

Offers Invited £389,950

White Ellis Lodge Cockshutt Road, Oakengates, Telford, TF2 6LD

Nestled on the charming Cockshutt Road in Oakengates, Telford, this delightful bungalow presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.



Halls<sup>1845</sup>

01952 971800

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

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1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **Driveway and Garage.**
- **Large Plot.**
- **Multi-Purpose Outbuilding.**
- **Three Double Bedrooms.**
- **Close to Amenities.**
- **Total ft<sup>2</sup> - 1152**

#### DESCRIPTION

This well-presented bungalow, situated on the sought-after Cockshutt Road in Oakengates, Telford, offers a superb opportunity for those seeking a practical and spacious home. Comprising three generously sized bedrooms, including a master with en-suite, the property provides comfortable living for families or individuals. The spacious kitchen/diner is ideal for everyday living, while the bright conservatory enhances the feeling of space. The large living room offers an inviting area for relaxation, and the separate utility room adds practicality. Outside, the property benefits from a well-maintained garden, a garage, and a versatile outbuilding/kennel, perfect for a variety of uses. With a family bathroom and ample storage throughout, this bungalow presents an excellent opportunity for those looking for a move-in ready home with great potential.

#### LOCATION

Situated in the desirable Oakengates area, the bungalow benefits from easy access to local amenities, including shops, schools, and transport links, while the nearby countryside offers a peaceful retreat.

#### DIRECTIONS

From our office on Market Street in Wellington, turn right onto Bridge Road. In 0.2 miles take the third exit at the roundabout onto Vineyard Road. In 0.3 miles turn left onto King Street. In another 0.3 miles turn right onto Apley Avenue. At the roundabout in 0.3 miles take the first exit onto Whitchurch Drive. Stay on this road for 0.8 miles before taking the third exit at the next roundabout onto Queensway. In 210 yards take the first exit at the next roundabout, staying on Queensway. Stay on this road for 1.1 miles before taking the second exit at the next roundabout. In 1 mile you will come to another roundabout, take the second exit, still on Queensway. At the next roundabout take the second exit onto the A442. In 0.4 miles bear left onto the B4373. Then take the first exit at the roundabout in 300 yards. Turn right onto New Road in 0.4 miles and then left in 80 yards, staying on New Road. Then turn right in 220 yards onto Lincoln Road. Turn left in 60 yards onto Cockshutt Road before finding the property on your left in approximately 140 yards.

#### ROOMS

##### GROUND FLOOR

###### LIVING ROOM

The spacious living room provides a feature fireplace and French doors to the rear elevation.

###### KITCHEN/DINER

The open plan kitchen/diner offers ample worktop and storage space as well as access to the conservatory and views to the side of the property.

#### CONSERVATORY

The conservatory provides ample living space and surrounding views of the picturesque garden.

#### UTILITY ROOM

The utility room has further storage and worktop space and room for washing appliances.

#### BEDROOM ONE

A large double bedroom with fitted wardrobes and views to the rear elevation.

#### EN-SUITE

A white three-piece suite comprising of shower facilities, hand-wash basin and W.C.

#### BEDROOM TWO

A well proportioned double bedroom with views to the rear elevation.

#### BEDROOM THREE

A further double bedroom with a window to the side of the property.

#### BATHROOM

A white three-piece suite comprising of bath with hand-held shower fitting, hand-wash basin and W.C.

#### EXTERNAL

#### OUTBUILDING/KENNELS

Three dog kennels with underfloor heating, external area, utility and W.C.

#### GARAGE

A large detached garage which provides extra storage with up and over doors.

#### GARDEN

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band D.

**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.