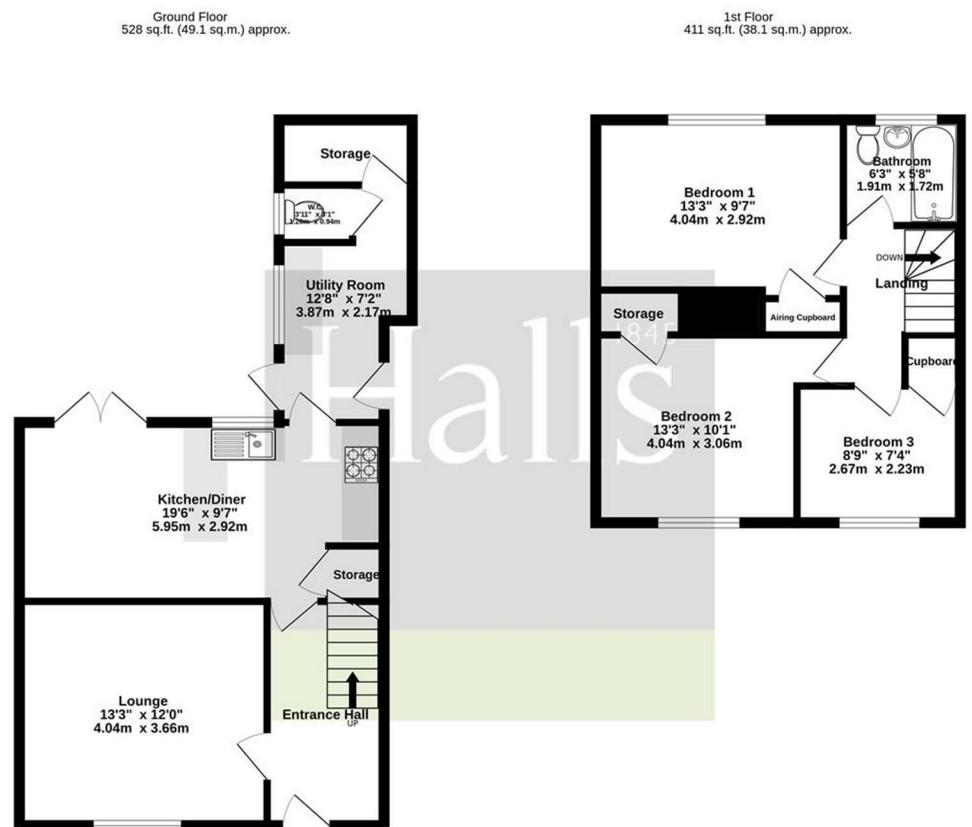


FOR SALE

79 Hadley Park Road, Hadley, Telford, TF1 6PS

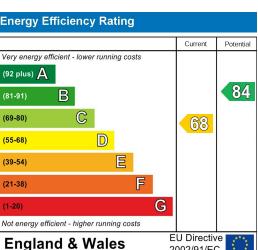


TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The heating systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microplan C2025.

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

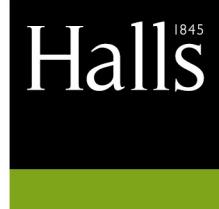


FOR SALE

Offers in the region of £180,000

79 Hadley Park Road, Hadley, Telford, TF1 6PS

This three-bedroom terraced property located in Hadley, Telford, offers comfort and convenience. The property is situated in a well-connected neighbourhood, making it an ideal retreat for families and professionals alike.



01952 971800

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



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01952 971800



- **Great Transport Links.**
- **Close to Local Amenities.**
- **Ample Parking.**
- **Perfect for First Time Buyers or Investors.**
- **NO CHAIN**
- **Total ft² - 939.00**

DESCRIPTION

This charming three-bedroom terraced property is located in the sought-after area of Hadley, Telford. The property boasts a well-maintained interior, offering a comfortable and inviting living space. Upon entering, you are greeted by a spacious living room that provides a perfect setting for relaxation and entertaining. The kitchen/diner is modern and fully equipped, with ample storage and workspace, ideal for preparing family meals. The utility and downstairs W.C. provides added convenience to the property.

Upstairs, the property features three generously sized bedrooms, each offering plenty of natural light and the potential for personalization. The master bedroom is particularly spacious, making it a perfect retreat. A family bathroom completes the upstairs, offering modern fixtures and fittings.

The property benefits from a low-maintenance garden at the rear, ideal for outdoor activities or enjoying a quiet evening. Located within easy reach of local amenities, schools, and transport links, this terraced home is an excellent choice for families or professionals seeking a well-connected and comfortable living space in a popular area of Telford.

LOCATION

Hadley is a suburb located in Telford, Shropshire. It lies to the west of Telford town centre and is part of the larger Telford and Wrekin borough. The area is primarily residential, with a mix of modern housing developments and green spaces. Hadley is well-connected to the rest of Telford and the surrounding areas, with easy access to major roads such as the M54 motorway. The town benefits from local amenities, schools, and recreational areas, making it a convenient and family-friendly location within the wider Telford area.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Street. Stay on this road for 0.4 miles before taking the second exit at the roundabout onto Glebe Street. In 310 yards turn right onto High Street and in 0.3 miles bear left onto Watling Street. In 0.2 miles turn left onto Haybridge Road. At the next roundabout in 0.4 miles take the second exit, staying on Haybridge Road. Turn left onto Leegate Avenue in 0.5 miles and then turn right in 80 yards onto Hadley Park Road. In approximately 0.2 miles you will find the property on your right.

ROOMS

GROUND FLOOR

LOUNGE

A spacious lounge with views to the front elevation.

KITCHEN/DINER

The kitchen diner offers ample worktop and storage space as well as French doors leading out to the garden.

UTILITY

The utility room provides added worktop and space for utilities, a window to the rear elevation as well as access to the garden.

W.C.

A white piece suite with W.C.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the rear aspect.

BEDROOM TWO

A further double bedroom with views to the front elevation and fitted storage space.

BEDROOM THREE

A single bedroom with a fitted cupboard and views to the front elevation,

BATHROOM

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

EXTERNAL

GARDEN

The private and enclosed garden is a good size with both patio and grassed area, perfect for entertaining or relaxation.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: A

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s