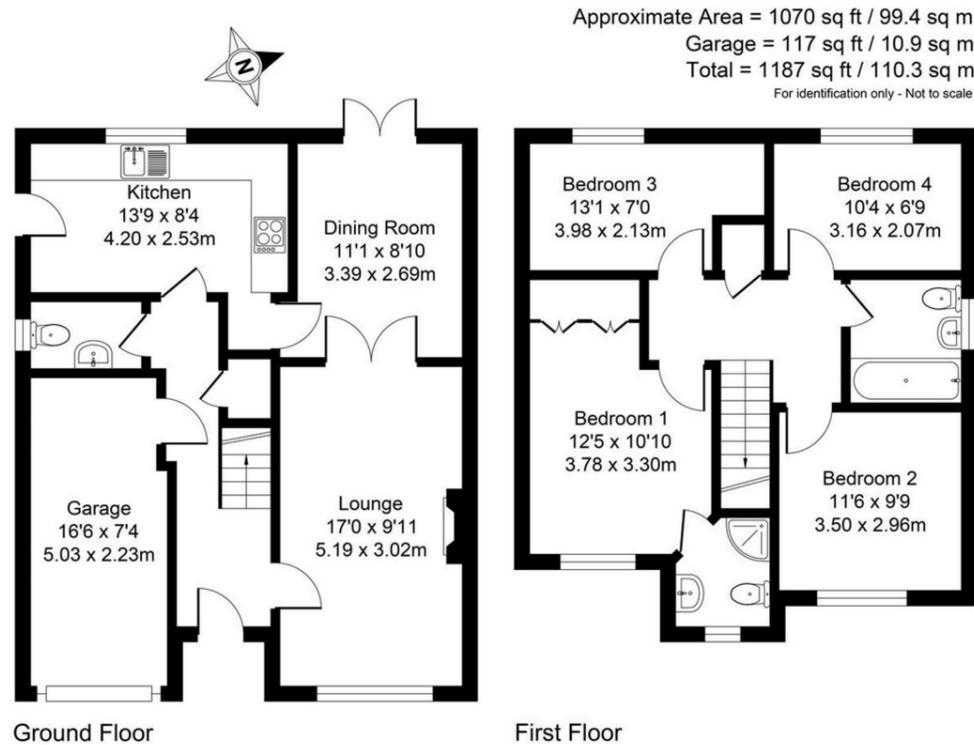


FOR SALE



27 Porchester Close, Leegomery, Telford, TF1 6ZU



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FOR SALE

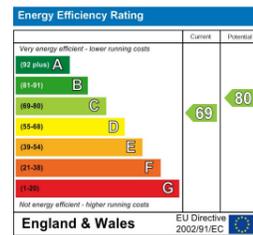
Offers in the region of £369,950

27 Porchester Close, Leegomery, Telford, TF1 6ZU

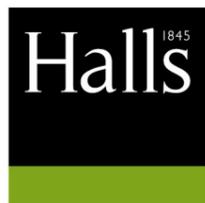
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A beautifully presented four-bedroom detached family home overlooking a peaceful wooded copse in a highly sought-after residential area. Immaculately maintained and tastefully updated, this property offers generous living space, a modern kitchen with integrated appliances, an en suite master bedroom, and a stunning rear garden with a large patio. Ideally located for excellent schools, local amenities, and convenient access to Wellington and Telford.



01952 971800

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



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2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- Cul-de-sac location
- Pleasant outlook and walking routes
- Beautifully presented throughout
- Easy access to Wellington and Telford
- Convenient links to the M54 and rail services
- Spacious accommodation

Upstairs, the main bedroom includes fitted wardrobes and its own en suite shower room. There are three further bedrooms, all a good size, along with a well-presented family bathroom.

Outside, the property offers a double-width driveway, garage, a neat front lawn and a lovely rear garden with a large patio area, lawn and established shrub borders.

With schools, local shops and easy routes to Wellington and Telford close by, this is a great opportunity to purchase a well-kept home in a convenient and attractive location.

#### LOCATION

Porchester Close is positioned in a popular part of Leegomery, a location appreciated for its blend of quiet residential streets and close proximity to essential amenities. The area offers a range of local services including primary and secondary schools, a medical practice, leisure centre, supermarket and green open spaces ideal for families and dog walkers. Wellington is just over a mile away, providing a traditional market town environment with independent shops, supermarkets and a train station with direct services to Shrewsbury, Birmingham and beyond. Telford Town Centre, with its extensive retail and leisure facilities, is only a short drive away, and the nearby M54 provides excellent road connections across Shropshire and into the West Midlands.

#### ROOMS

#### GROUND FLOOR

##### HALLWAY

##### LOUNGE

17 x 9'11

##### KITCHEN/BREAKFAST ROOM

13'9 x 8'4

##### DINING ROOM

11'1 x 8'10

#### FIRST FLOOR

##### BEDROOM ONE

12'5 x 10'10

##### EN-SUITE

##### BEDROOM TWO

11'6 x 9'9

##### BEDROOM THREE

13'1 x 7

##### BEDROOM FOUR

10'4 x 6'9

##### BATHROOM

##### EXTERNAL

##### GARAGE

#### GARDEN

##### LOCAL AUTHORITY

Telford &amp; 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.