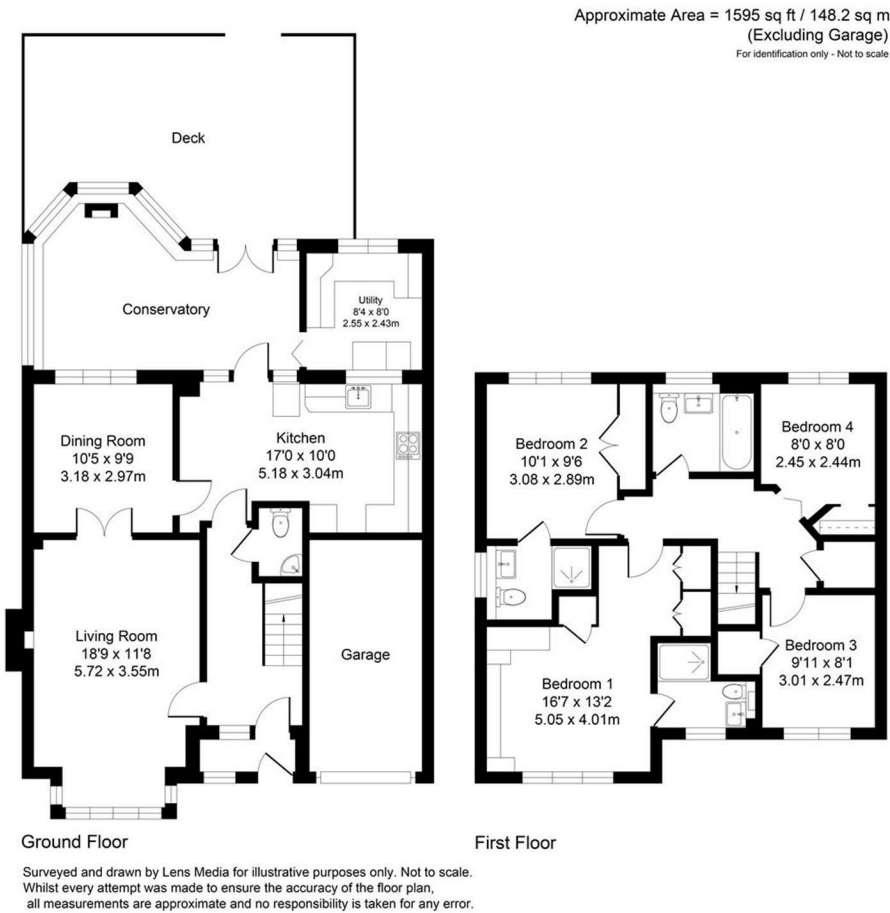


FOR SALE

86 Warwick Way, Leegomery, Telford, TF1 6JZ



FOR SALE

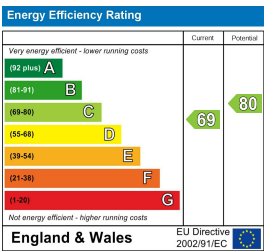
Offers in the region of £350,000

86 Warwick Way, Leegomery, Telford, TF1 6JZ

**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 spacious four-bedroom detached home located on Warwick Way in Leegomery, Telford. The ground floor features a porch, well-appointed kitchen, utility room, W.C., lounge, separate dining room and a conservatory overlooking the rear garden. Upstairs offers four bedrooms, two of which benefit from en-suite shower rooms, along with a family bathroom. Externally, the property includes a driveway and garage, making it an excellent family home in a convenient residential location.




01952 971800

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




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3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



- Two En-Suite Bathrooms
- Corner Plot
- Close to Wellington & The Princess Royal Hospital
- Spacious Accomodation
- Integral Garage & Driveway
- Three Reception Rooms

**DESCRIPTION**  
This generous four-bedroom detached home is situated on Warwick Way in the established residential area of Leegomery, Telford, offering a spacious and versatile layout ideal for family living.

The property is entered via a useful porch, leading into the main hallway. The ground floor accommodation includes a well-proportioned lounge with access through to the separate dining room, providing an excellent space for both everyday living and entertaining. To the rear, a bright conservatory offers an additional reception area and views over the garden. The kitchen provides ample storage and worktop space and is supported by a separate utility room.. A convenient downstairs W.C. completes the ground floor layout.

Upstairs, the home features four bedrooms, two of which benefit from their own en-suite shower rooms, adding privacy and comfort. The remaining bedrooms are served by a well-sized family bathroom, making the upper level practical and well-suited to larger households.

Externally, the property includes a driveway providing off-road parking, along with an integrated garage offering further parking or storage options. The rear garden provides a pleasant outdoor space with plenty of potential for landscaping or family use.

Overall, this attractive detached property offers spacious accommodation, multiple bathrooms, and well-balanced living areas—an ideal opportunity for buyers seeking a comfortable family home in a convenient and well-connected location.

**LOCATION**  
Located in the sought-after residential area of Leegomery, this property is close to a range of local amenities, including a Primary School. Apley Woods and Nature Reserve, just a short distance away, offer a variety of scenic walking routes. The property is well-connected by an excellent road network, providing easy access to the historic market town of Wellington and the modern leisure and shopping facilities at Telford Town Centre.

- ROOMS**
- GROUND FLOOR**
- LIVING ROOM**  
19'9 x 11'8
- DINING ROOM**  
10'5 x 9'9

- KITCHEN**  
17 x 10
- UTILITY**  
8'4 x 8
- CONSERVATORY**
- FIRST FLOOR**
- BEDROOM ONE**
- ENSUITE**
- BEDROOM TWO**
- ENSUITE**
- BEDROOM THREE**
- BEDROOM FOUR**
- BATHROOM**
- EXTERNAL**
- GARAGE**
- LOCAL AUTHORITY**  
Telford & Wrekin

**COUNCIL TAX BAND**  
Council Tax Band: E

**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.