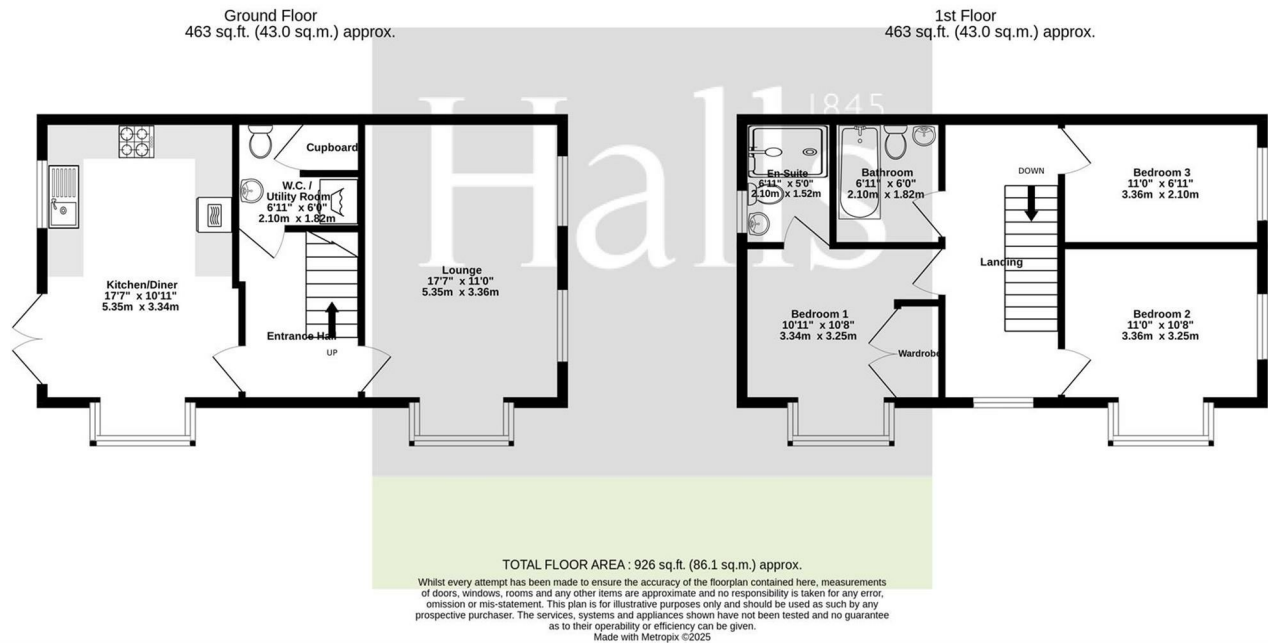


FOR SALE

2 Pyrus Court, Hadley, Telford, TF1 5TJ



FOR SALE

Offers in the region of £275,000

2 Pyrus Court, Hadley, Telford, TF1 5TJ

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



An immaculate three-bedroom detached property situated in a sought-after location, close to schools, amenities and great transport links. The property is bright and airy throughout, with feature box bay windows, and French doors leading from the Kitchen/Diner into the garden. The main bedroom has en-suite facilities and there are two further good-size bedrooms. Externally there is a driveway with parking for two cars.





01952 971800


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




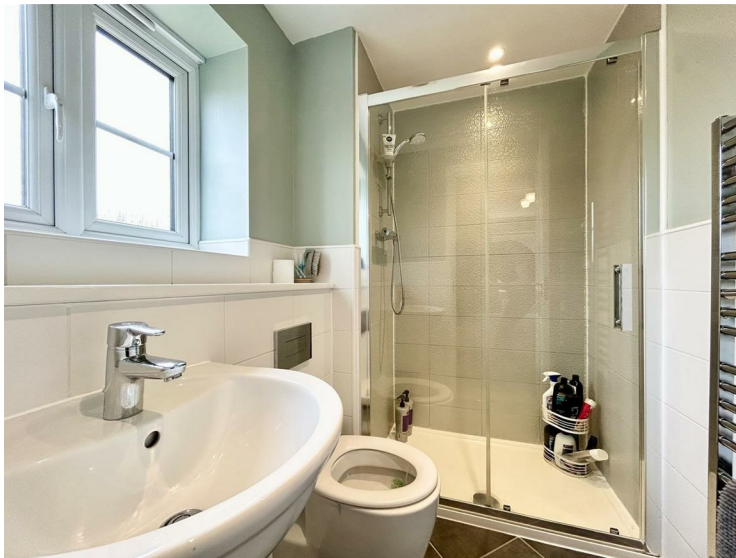
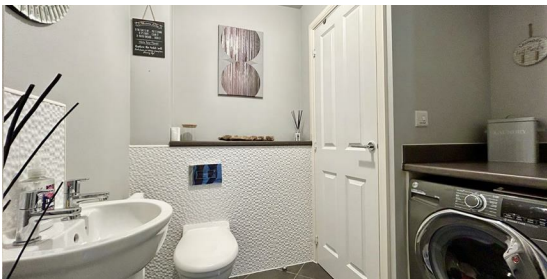
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


1 Reception
Room/s


3 Bedroom/s


2 Bath/Shower
Room/s





- Immaculate Throughout
- Kitchen/Dining Room
- Separate W.C./Utility Room
- Driveway for Two Vehicles
- Close to Amenities
- Total ft² - 968

DESCRIPTION

Internal inspection is highly recommended for this well presented and spacious double-fronted three bedroom detached home, located in this highly popular location that has great local amenities and road links. The ground floor comprises; entrance hallway, open plan kitchen/dining room with integrated appliances and French doors to the gardens, good-sized sitting room and a ground floor W.C./Utility Room. The first floor features a main bedroom with en-suite shower, two further good-sized bedrooms and a family bathroom. The property benefits from enclosed, landscaped rear gardens, driveway parking, garage, gas central heating and double glazing.

LOCATION

Located on a modern housing estate in the established residential area of Hadley, this property benefits from a variety of local amenities, including shops, services, and the Hadley Learning Community, which provides education from nursery through to secondary school level.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. At the roundabout in 0.4 miles, take the second exit onto Glebe Street. In 310 yards turn right onto High Street. Follow this road round onto Watling Street and turn left in 0.2 miles onto Haybridge Road. At the next roundabout in 0.4 miles, take the second exit, staying on Haybridge Road. Stay on this road for 1.2 miles before turning right onto Sommerfeld Road. Turn right in 280 yards onto Sorbus Avenue then left in 140 yards onto Blockley Road. Finally, turn left again onto Pyrus Court in 60 yards where you will find the property on your right in approximately 20 yards.

GROUND FLOOR

ENTRANCE HALL

A bright entrance hall with doors leading to the principal ground floor rooms and stairs ascending to the first floor.

W.C./UTILITY ROOM

A functional room located off the entrance hall with hand-wash basin, W.C. storage cupboard and plumbing for utilities.

LOUNGE

A spacious and bright reception room with dual aspects and a box bay window.

KITCHEN/DINER

A stylish and functional room with integrated appliances, box bay window, dual aspects, and French doors leading into the rear garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with box bay window, fitted wardrobes and en-suite facilities.

EN-SUITE

A white three-piece suite with double shower, hand-wash basin and W.C.

BEDROOM 2

A further double bedroom with box bay window and dual aspects.

BEDROOM 3

A large single bedroom with enough space for a study area.

BATHROOM

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

EXTERNAL

There is a two-vehicle tandem driveway to the side of the property, and an enclosed rear garden with predominantly brick walled surround, patio area, and a large lawn with artificial grass.

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.