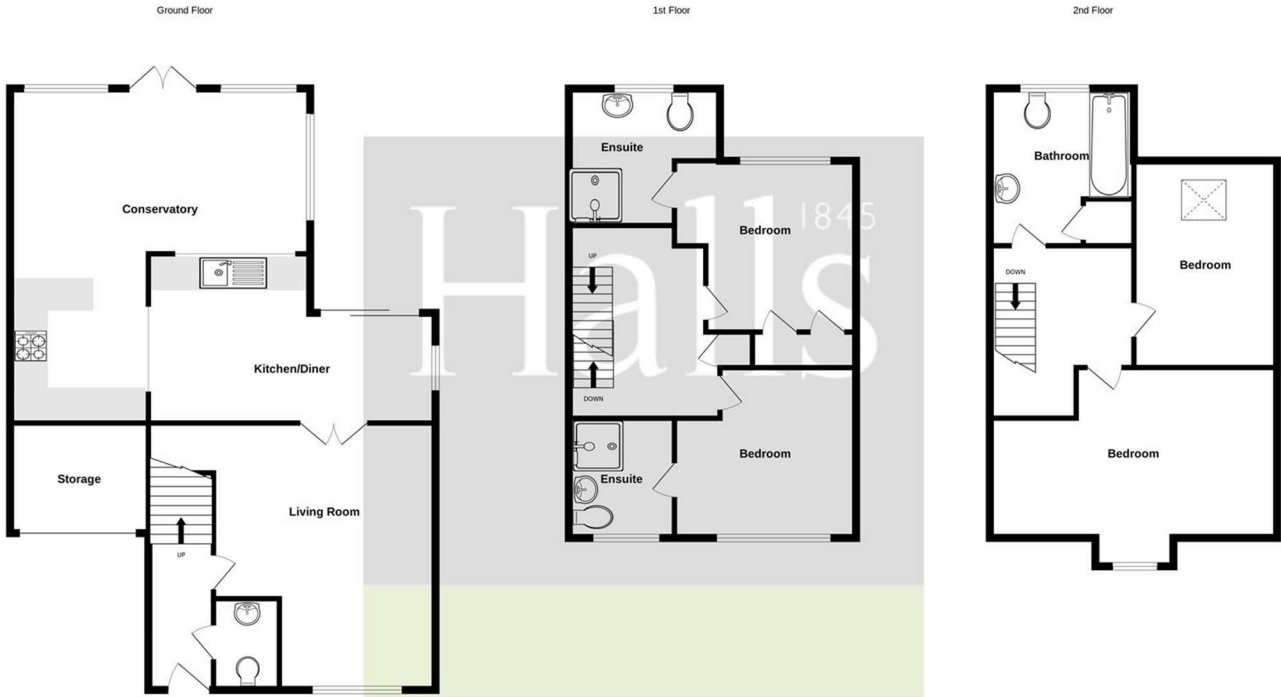
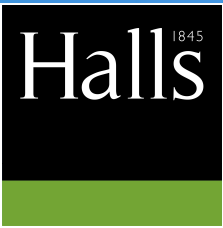


FOR SALE

51 Dulwich Grange, Bratton, Telford, TF5 0ED



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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

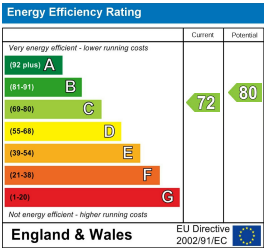
Offers in the region of £340,000

51 Dulwich Grange, Bratton, Telford, TF5 0ED

**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



Nestled in the charming area of Dulwich Grange, Bratton, Telford, this delightful four-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, providing ample room for comfortable living and entertaining.




01952 971800

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




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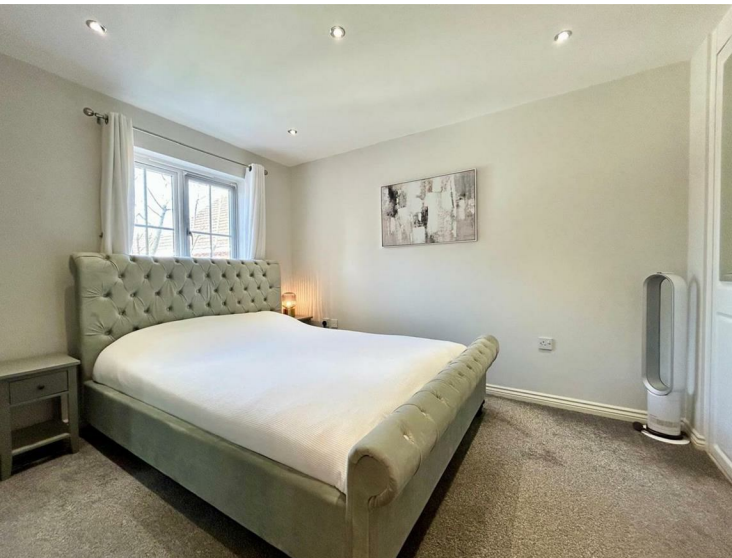
3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Four Double Bedrooms.
- Total ft² - 1442
- Sought-After Location.
- Great Transport Links.
- Conservatory with Air-Conditioning.
- Driveway and Garage.

**DESCRIPTION**  
Nestled in the desirable area of Bratton, Telford, Dulwich Grange is a delightful family home that offers the perfect blend of comfort, style, and practicality. With four spacious bedrooms, this well-maintained property provides ample space for family living, ensuring everyone has room to relax and unwind.

The property features a large kitchen/diner area, ideal for family meals and entertaining. The modern kitchen is well-equipped with plenty of worktop space and storage, creating a fantastic environment for cooking and socializing. Adjoining the kitchen is the dining area, which offers plenty of space for a family-sized table, making it perfect for mealtimes or hosting gatherings.

A standout feature of this home is the conservatory, which offers additional living space and is equipped with air conditioning, ensuring comfort year-round. The conservatory opens onto the rear garden, creating a seamless connection between indoor and outdoor living.

The four bedrooms are generously sized, providing plenty of space for relaxation. The property also boasts well-maintained bathrooms and ample storage space throughout, making it a practical choice for families.

Externally, 51 Dulwich Grange benefits from a private garden, perfect for outdoor activities, as well as parking space for multiple vehicles, as well as a single garage ensuring convenience for family life.

**LOCATION**  
Bratton is a peaceful village offering a tranquil rural setting while still being within easy reach of the town's amenities. Surrounded by scenic countryside, Bratton is ideal for those who enjoy outdoor activities, with numerous walking and cycling routes nearby. The village offers a relaxed atmosphere, with local shops and schools, while Telford Town Centre is just a short drive away, providing a wider range of services, shopping, and leisure options. Well-connected by road, Bratton offers the perfect balance of countryside living with convenient access to urban conveniences.

**DIRECTIONS**  
From our office on Market Street in Wellington, turn right onto Bridge Road. In 0.2 miles take the second exit at the roundabout onto Springhill. In approximately 310 yards turn right onto Admaston Road. Stay on this road for one mile before turning right onto Shawbirch road. In 0.5 miles turn left onto the B5063, in 0.7 miles turn left again onto Dulwich Grange and left again in 110 yards, staying on Dulwich Grange where you will find the property on your left in around 290 yards.

**ROOMS**

**GROUND FLOOR**

**LIVING ROOM**  
The spacious living room has views to the front elevation and French door leading through to the kitchen/diner.

**KITCHEN/DINER**  
The open plan kitchen/diner provides ample work top and storage space as well as room for family dining.

**CONSERVATORY**  
The conservatory is a light living space with air-conditioning and views of the rear aspect and French doors leading out to the garden.

**W.C.**  
A white two-piece suite with hand-was basin and W.C.

**FIRST FLOOR**

**BEDROOM ONE**  
A sizeable8 double bedroom with fitted wardrobes and views to the rear elevation.

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

**BEDROOM TWO**  
A double bedroom with views to the front elevation.

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

**SECOND FLOOR**

**BEDROOM THREE**  
A spacious bedroom with views to the front elevation.

**BEDROOM FOUR**  
A further double bedroom with a Velux window.

**BATHROOM**  
A white three-piece suite with bath, hand-wash basin and W.C.

**EXTERNAL**

**GARDEN**  
The spacious, private, enclosed garden provides both grassed and patio area perfect for entertaining or relaxation.

**GARAGE**  
A practical and convenient single garage which can be used for storage.

**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.