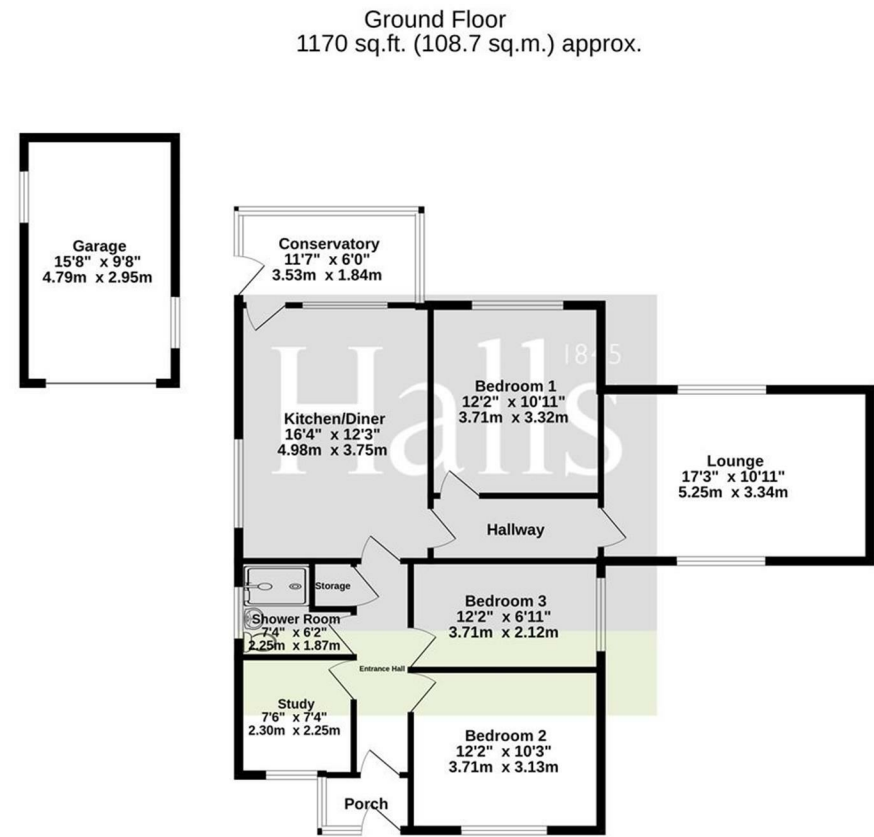


FOR SALE

Halcyon Heath Lane, Ellerdine, Telford, TF6 6QT



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
Made with Metropix C2025



FOR SALE

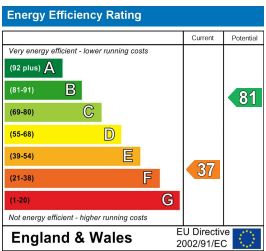
Offers in the region of £425,000

Halcyon Heath Lane, Ellerdine, Telford, TF6 6QT

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



This charming three-bedroom detached bungalow is ideally situated on the edge of Ellerdine village in the heart of North Shropshire. Offering approximately 111.8 sq meters (1203.4 sq feet) of living space, this property is set on generous grounds with a gated driveway, ample parking, and a detached garage.

Perfectly positioned for those seeking a blend of peaceful countryside living with easy access to nearby towns, this home is just a short drive from Newport, Telford, and Shrewsbury, providing the best of both worlds.



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.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s





- NO CHAIN
- Semi-Rural Bungalow
- Generous Plot
- Total ft² - 958
- Detached Garage
- Amazing Views

DESCRIPTION

This spacious bungalow offers a welcoming porch and hallway leading to three good-sized bedrooms. The property also features a modern shower room, a well-equipped kitchen/breakfast room, and a generously proportioned lounge with a feature fireplace. A separate dining room and conservatory provide additional living space, perfect for entertaining or relaxing.

Development Potential: With significant potential for modernisation, expansion, or even the possibility of creating a building plot (subject to planning permission), this property offers a blank canvas for the discerning buyer.

The property benefits from no upward chain.

This well-positioned bungalow offers the perfect combination of space, tranquillity, and potential. Whether you're looking to personalise the property, expand it to suit your needs, or simply enjoy the stunning countryside views, this home presents endless possibilities.

Arrange a Viewing Today:
Don't miss the opportunity to view this exceptional property. Contact us today to schedule a viewing and explore the many possibilities that this versatile bungalow has to offer.

LOCATION

Located on the outskirts of Ellerdine, this property enjoys the tranquillity of rural living while benefiting from excellent transport links to Newport, Telford, and Shrewsbury. Enjoy the peace of the countryside with all essential amenities nearby.

DIRECTIONS

From Wellington, go towards the Princess Royal Hospital and that the first exit at the roundabout from Apley Avenue onto Whitchurch Drive. At the next roundabout go straight over onto the A442. Stay on this road for 5.1 miles and turn left onto Heath Lane. After 0.6 miles, turn left again and after 20 yards you will be able to find the property on your left hand side.

GROUND FLOOR

ROOMS

KITCHEN/DINER

An open plan kitchen/diner with a fitted kitchen which has an oven installed and a sink with drainer.

LOUNGE

A large lounge with views to both the front and rear elevation and a beautiful fireplace.

CONSERVATORY/UTILITY

Lean-to style conservatory with aspects to the rear garden and fields beyond.

STUDY

Versatile room which can also be used as a fourth bedroom.

BEDROOM 1

A well-sized double bedroom with views to the rear garden.

BEDROOM 2

A large double bedroom with views to the front elevation.

BEDROOM 3

A single bedroom with views to the side of the property.

SHOWER ROOM

White three-piece suite comprising shower, wash-hand basin and W.C.

EXTERNAL

GARDEN

The expansive grounds provide a large, gated driveway offering plenty of parking space, along with a detached garage. The beautiful enclosed gardens include a large lawn area, decorative shale features, a patio for outdoor entertaining, and several outbuildings. Enjoy stunning views of the surrounding countryside from the comfort of your own garden.

GARAGE

Detached single garage.

LOCAL AUTHORITY

Telford & Wrekin Council.

COUNCIL TAX BAND

Council Tax Band 'E' on the Telford & Wrekin Council Register.

POSSESSION & 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.