



37 DULWICH GRANGE  
BRATTON | TELFORD | TF5 0ED

Halls 1845



# DULWICH GRANGE

BRATTON | TELFORD | TF5 0ED

Telford 6 miles | Shrewsbury 12 miles | Birmingham 35 miles  
(all mileages are approximate)

A MODERN, SPACIOUS AND STYLISH FAMILY HOME

Large Corner Plot  
Landscaped Gardens  
Versatile Accommodation  
Well Presented  
Double Garage



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Spacious and stylish detached family home arranged over three floors, offering flexible living space, five bedrooms including three en-suites, and a refitted kitchen with utility, study and guest cloakroom. New flooring throughout enhances the modern feel.

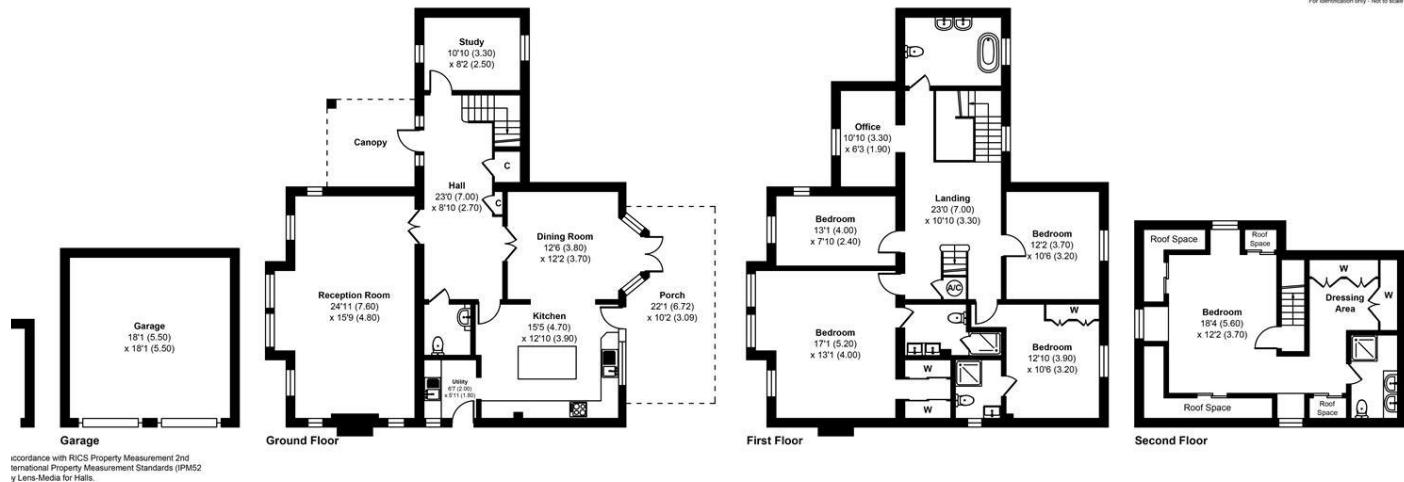
Landscaped rear garden with summer house, paved seating area, generous driveway parking and double garage complete the picture.

## SITUATION

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, including the famous Silkin Way, 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.

## THE PROPERTY

From the moment you step inside, this substantial detached home feels calm, welcoming and thoughtfully laid out for family life. The generous entrance hall sets the tone, leading you through to well-proportioned living and dining rooms that invite both everyday relaxation and easy entertaining. The kitchen has been beautifully updated and feels like the heart of the home, complemented by a separate utility room, a newly refitted guest cloakroom and a quiet study space—ideal for working from home or homework sessions.



The first floor is arranged around four comfortable bedrooms, including two with stylishly refitted en-suite bathrooms, alongside a large family bathroom that serves the remaining rooms with ease. Each space feels bright and well balanced, offering flexibility for growing families or visiting guests.

The top floor is something special: a spacious bedroom suite that feels private and indulgent, complete with a refitted en-suite shower room and a dedicated dressing area. It's an ideal main bedroom retreat, guest suite or teenager's haven.

Throughout the house, the flooring has been replaced, giving the interior a fresh, cohesive feel from top to bottom. Downlighting also throughout.



## KEY FEATURES

1. A recently installed log-burner in the lounge. 2. The kitchen benefits from a 2 year-old Range Cooker, centre island, space for an American-style fridge/freezer, and the boiler was installed around in November 2025. 3. The utility room provides space for a washing machine and dryer. 4. Externally, the property also includes: two roll-away awnings, three sheds in good-order, and a 2000l rainwater irrigation system. 5. The property is protected by the following security features: four HIK Security Cameras, security lights, and a burglar alarm.

## GARDENS

Outside, the rear garden is a real pleasure—thoughtfully landscaped and bordered by mature shrubs and roses, it offers both colour and privacy. A wooden summer house, complete with power and lighting, adds versatility, whether for hobbies, work or quiet moments away from the main house. A paved area provides the perfect spot for outdoor dining and relaxed summer evenings.

## GARAGE / WORKSHOP

To the front, the property is approached by a brick-paved driveway with additional parking, leading to a double garage with loft storage. A lawned garden wraps around the front and side of the house, enhancing the sense of space and setting the home comfortably back from the road.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water, gas, electric and drainage.

## LOCAL AUTHORITY

Telford & Wrekin Council

## COUNCIL TAX

Council Tax Band – G

## DIRECTIONS

What3Words ///Nobdy.ferried.prancing



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars or not.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.



