

# WOODFORD GREEN

BRATTON | TF5 0NS



**FOR SALE**  
Offers in the Region Of  
**£510,000**  
Freehold





- Stunning 4-Bedroom detached house located in a desirable location
- Modern Sleek Kitchen
- Separate Dining Room
- Spacious Living Room
- Convenient study room
- Main bedroom featuring an en-suite
- 3 further good sized bedrooms
- Garden featuring large patio area, a fountain and well maintained lawn
- Driveway and double garage
- Council Tax Band - F



### Mannleys Sales & Lettings

23A Market Street, Wellington,  
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk  
mannleysproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Welcome to this stunning 4-bedroom detached property, a harmonious blend of contemporary design and functional elegance. Nestled in a desirable neighborhood making it the perfect family home.

As you approach the property you are greeted by driveway parking alongside a double garage for either additional parking or storage.

Downstairs features a modern sleek kitchen making it the heart of the home, with an additional utility area adding practicality to the overall design, there is a separate dining room perfect for family meals or entertaining, a spacious living room offering a comfortable retreat, a study room for added practicality and a downstairs WC.



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Onto the first floor is 4 good sized bedrooms with the main bedroom boasting an en-suite, A family bathroom is in the hall.

Outdoors is a beautifully landscaped place with a large patio area, a fountain area, and a well-maintained garden.



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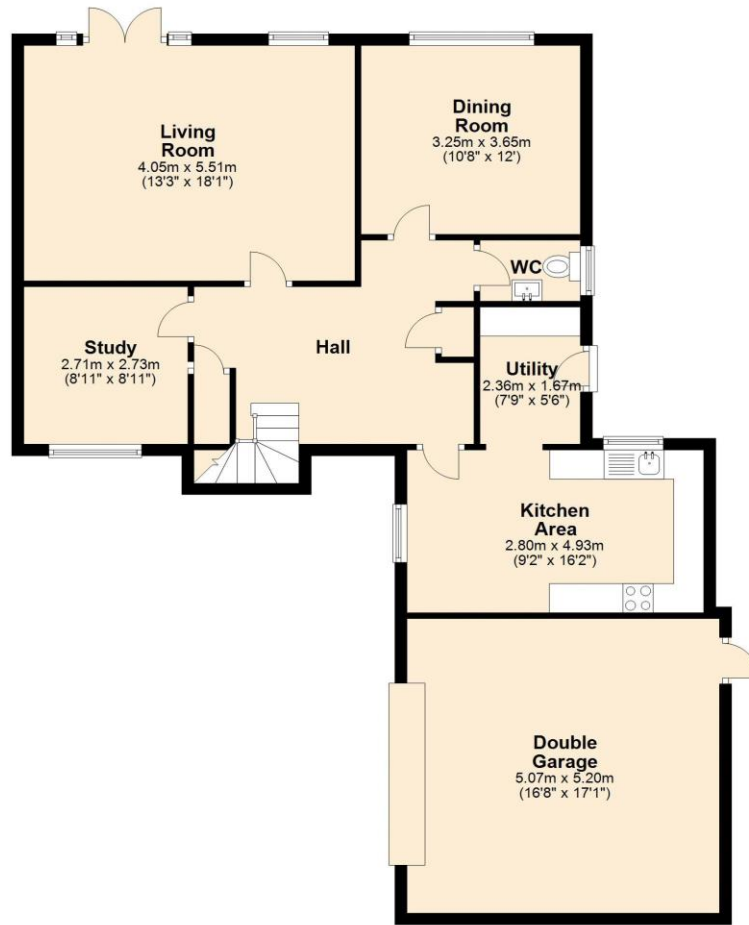
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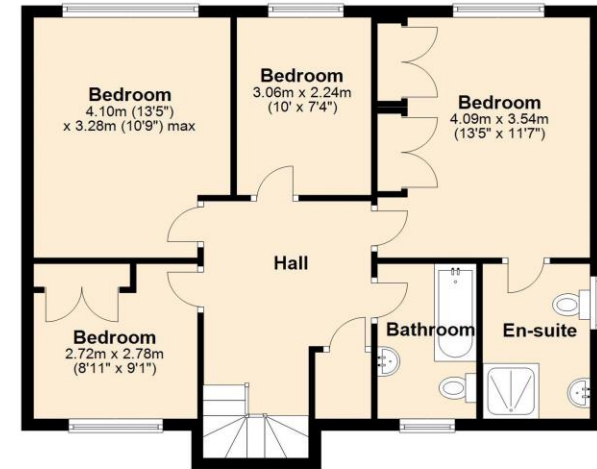




**Ground Floor**  
Approx. 105.6 sq. metres (1137.1 sq. feet)



**First Floor**  
Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 170.8 sq. metres (1838.3 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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