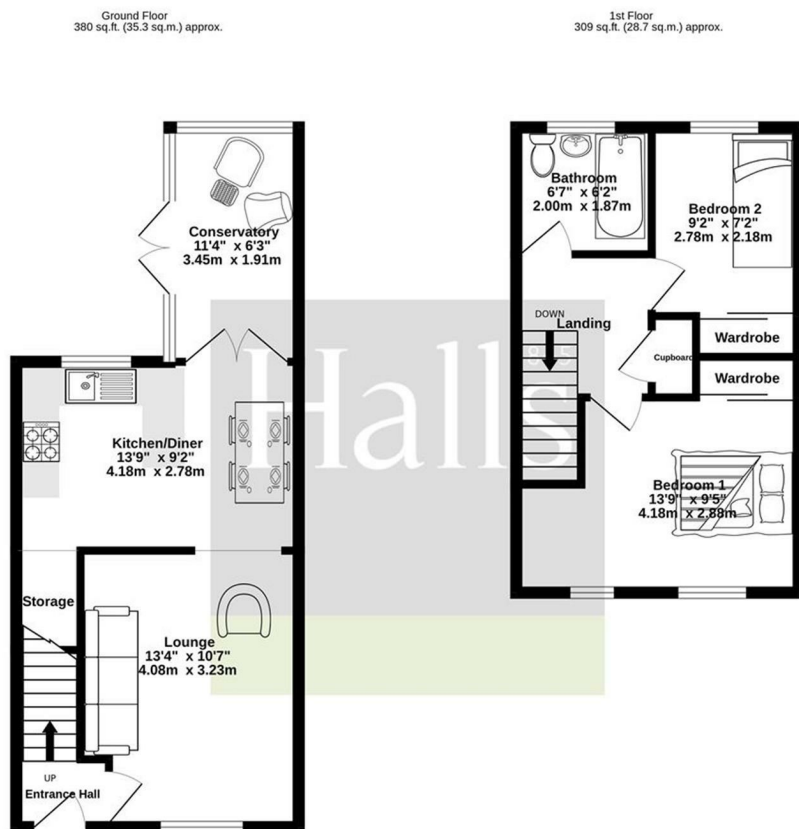


FOR SALE

4 Squirrel Meadow, Telford, TF5 0NU



TOTAL FLOOR AREA: 688 sq.ft. (64.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplans 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

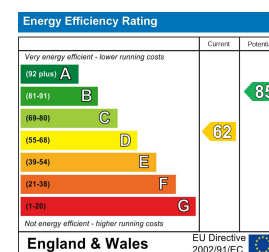
Offers In The Region Of £190,000

4 Squirrel Meadow, Telford, TF5 0NU

**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



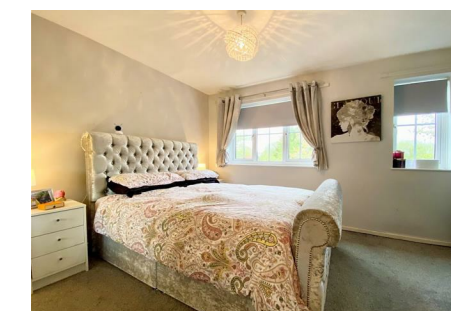
Situated in the highly sought-after area of Shawbirch, this two-bedroom end-of-terrace property is perfect for first-time-buyers and downsizers alike.



01952 971800

Telford Sales

E: telford@hallsgb.com



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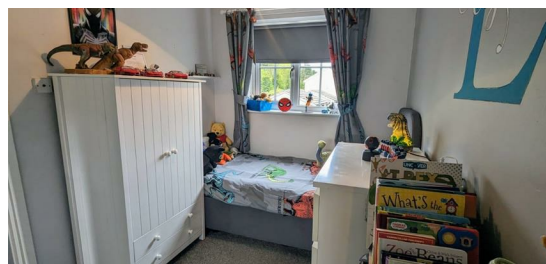
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well-Presented Throughout
- Car Port
- Perfect for First-Time-Buyers
- Conservatory
- Sought-After Location
- Close to Amenities

#### DESCRIPTION

This two-bedroom end-of-terrace house is situated in the sought-after area of Shawbirch, nearby to the highly regarded St Peters Primary School and is considered ideal for first time buyers and downsizers. The accommodation comprises reception hall, lounge with archway through to the kitchen/diner that comprises a range of base and wall units, electric oven, gas hob and doors leading through to the conservatory. To the first floor there are two bedrooms - both of which having built-in wardrobes - and a family bathroom comprising bath with electric shower overhead, wash-hand basin and W.C. The enclosed rear garden has a decked area and lawn with gateway giving access to the rear parking area where there is an allocated parking space underneath a car port. The property benefits from gas central heating with a recently installed combi boiler and double glazing throughout. This two-bedroom end-of-terrace house is situated in the sought-after area of Shawbirch, nearby to the highly regarded St Peters Primary School and is considered ideal for first time buyers and downsizers. The accommodation comprises reception hall, lounge with archway through to the kitchen/diner that comprises a range of base and wall units, electric oven, gas hob and doors leading through to the conservatory. To the first floor there are two bedrooms - both of which having built-in wardrobes - and a family bathroom comprising bath with electric shower overhead, wash-hand basin and W.C. The enclosed rear garden has a decked area and lawn with gateway giving access to the rear parking area where there is an allocated parking space underneath a car port. The property benefits from gas central heating with a recently installed combi boiler and double glazing throughout.

#### ENTRANCE HALLWAY

With door leading into the lounge and stairs ascending to the first floor.

#### LOUNGE

With recently fitted carpets, this bright and airy room has views to the front aspect and an open archway which leads into the kitchen/diner.

#### KITCHEN/DINER

With a range of wall and base units, electric oven, gas hobs, recently installed boiler, and a convenient space underneath the stairs which is currently utilised to house the fridge/freezer. There is also an area for dining and French doors which lead into the conservatory.

#### CONSERVATORY

With French doors leading onto the decked area, the conservatory provides very useful additional space and is great for when entertaining in the garden.

#### FIRST FLOOR LANDING

With doors to the first floor rooms, loft hatch, and large storage cupboard.

#### BEDROOM ONE

With fitted wardrobes, this large double room is spacious and has open views to the front aspect.

#### BEDROOM TWO

With fitted wardrobes, this single bedroom is perfect for a child or professional couples who work from home and require office space.

#### FRONT ELEVATION

With lawned area and picket fence surround.

#### REAR ELEVATION

With decking and lawned areas and gate to the side of the property.

#### CAR PORT

Single car port located at the rear of the property

#### GENERAL REMARKS

#### FIXTURES & FITTINGS

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)