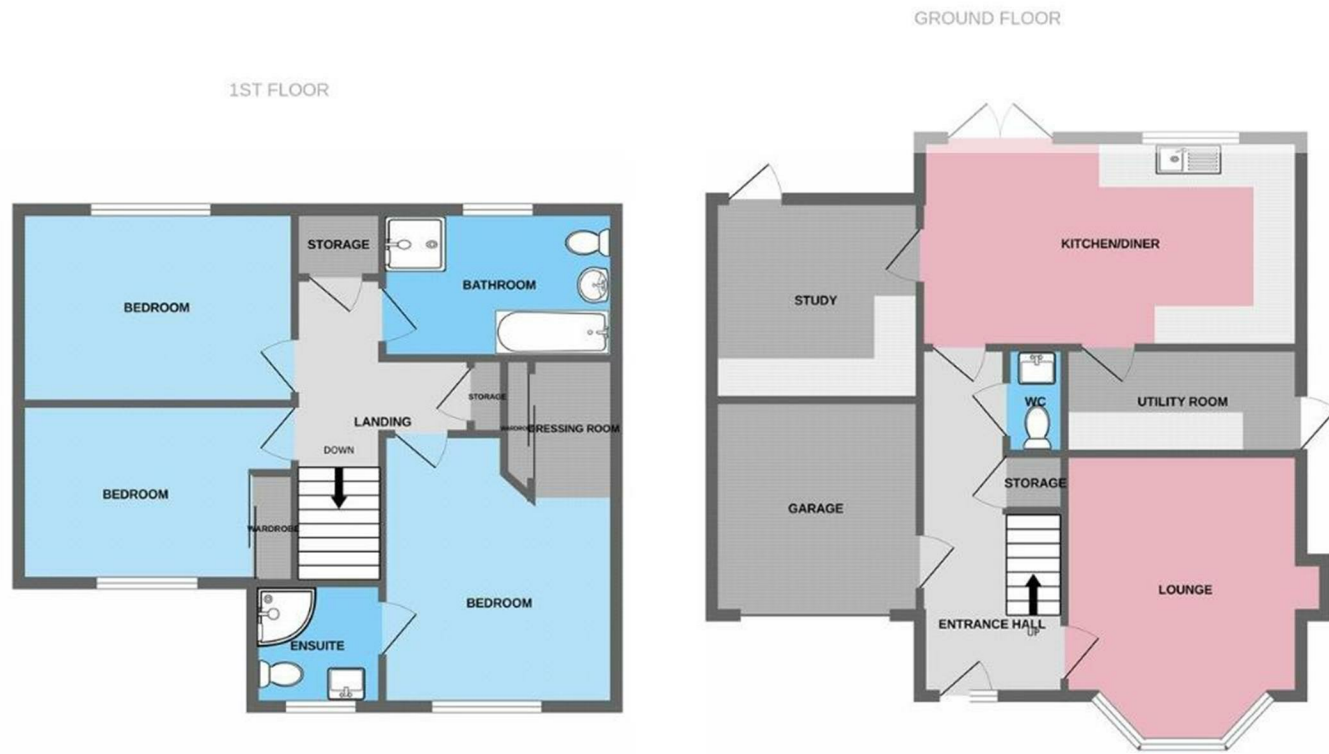


FOR SALE

36 Ternley Orchards, Allscott, Telford, TF6 5FB



FOR SALE

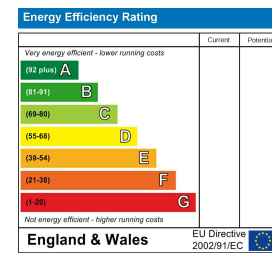
Offers in the region of £365,000

36 Ternley Orchards, Allscott, Telford, TF6 5FB

**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 detached three-bedroom family home is located in the sought-after Allscott Meads development, and provides spacious accommodation and the ideal garden for entertaining.



07873 197 921

Telford Sales

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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s

**DESCRIPTION**

Halls are delighted to bring to market this beautifully presented three-bedroom detached family home, offering spacious accommodation throughout.

Upon entering, you will be welcomed by an inviting entrance hall that leads to a bright and spacious lounge, a modern fitted kitchen diner, an additional reception room ideal for a home office, a W/C, and a utility room.

Upstairs, you will find three generously-sized double bedrooms, with the largest featuring an en-suite and dressing room, as well as a fully equipped family bathroom.

Externally, this property sits on a sizeable plot, with a driveway to the front and a beautifully presented private and enclosed garden to the rear.

Located in one of the most sought-after estates in the Telford area, this home offers fantastic access to major transport links and amenities.

**ROOMS****GROUND FLOOR****ENTRANCE HALL**

With staircase ascending to the first floor with cupboard beneath, and door leading to:

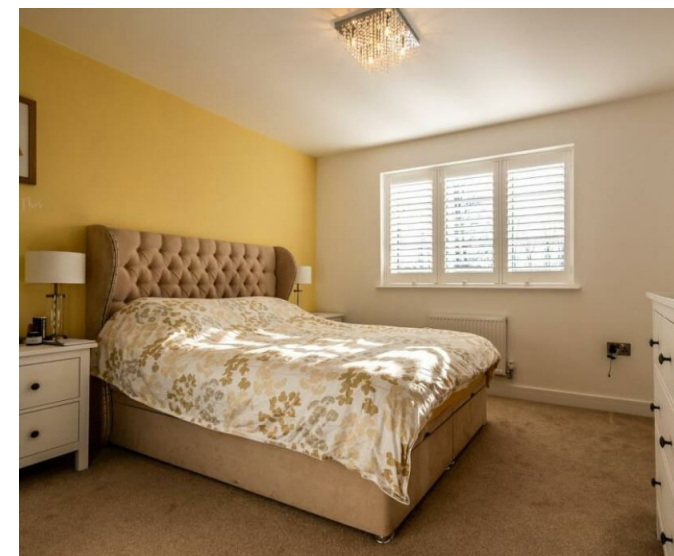
**W.C.**

With wash-hand basin and W.C.

**LOUNGE**

14'9" x 11'1"

Located to the front of the house with a bay window, including shutter blinds.

**KITCHEN/DINER**

18'8" x 10'9"

Located at the rear of the property with French doors leading into the rear garden, with a range of wall and base units, including integrated appliances.

**UTILITY ROOM**

With plumbing for white goods, base units with countertop space, and providing access to the side of the property.

**STUDY**

12'1" x 9'10"

Converted from the rear half of the garage, this useful and versatile space is perfect for anyone who works from home, or for families requiring an extra reception room.

**FIRST FLOOR****LANDING**

With storage cupboards, and stairs alighting to the ground floor.

**BEDROOM 1**

11'1" x 10'5"

Large bedroom with dressing room, storage options, and door leading to:

**EN-SUITE**

Three-piece suite comprising shower cubicle, wash-hand basin and W.C.

**BEDROOM 2**

12'9" x 7'10"

Double bedroom with built-in wardrobes.

**BEDROOM 3**

12'9" x 10'5"

A further double bedroom with views to the rear elevation.

**BATHROOM**

White four-piece suite comprising bath with separate shower cubicle, wash-hand basin and W.C.

**FRONT ELEVATION**

Driveway for two vehicles leading up to the garage door, and lawned area

**REAR ELEVATION**

A stunning landscaped garden, which is perfect for entertaining. With covered bar besides the beautiful seating area underneath the pergola, decking area providing further space for seating and a hot tub, and an artificial lawn for low maintenance.

**SERVICES**

Mains electricity, gas and water are connected to the property.

**VIEWING**

Strictly by appointment only with the selling agent.

**TENURE AND POSSESSION**

Freehold with vacant possession upon completion.

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

- **Stunning Garden**
- **Spacious Rooms**
- **Study/Office**
- **Great for Entertaining**
- **Well-Presented**
- **Outdoor Bar**

**LOCATION**

Allscott is a popular village which benefits from close proximity to the nearby town of Telford with its wide range of shopping facilities, yet enjoying the peaceful countryside on your doorstep. There is a local primary school and excellent sports facilities at the local football and cricket clubs nearby.

**DIRECTIONS**

From Wellington, follow Wrockwardine Road turning right as you enter the village of Wrockwardine onto Blacksmith's Lane. Follow the road and take a left hand turn at the T-Junction onto Shawbirch Road. Follow the road until you reach the playground on the left hand side, where you will turn onto the new Allscott Meads development and Aldescote Way. Take the first right turn onto Ternley Orchards, and follow the road round where the property is located at the head of a cul-de-sac on the left-hand side.