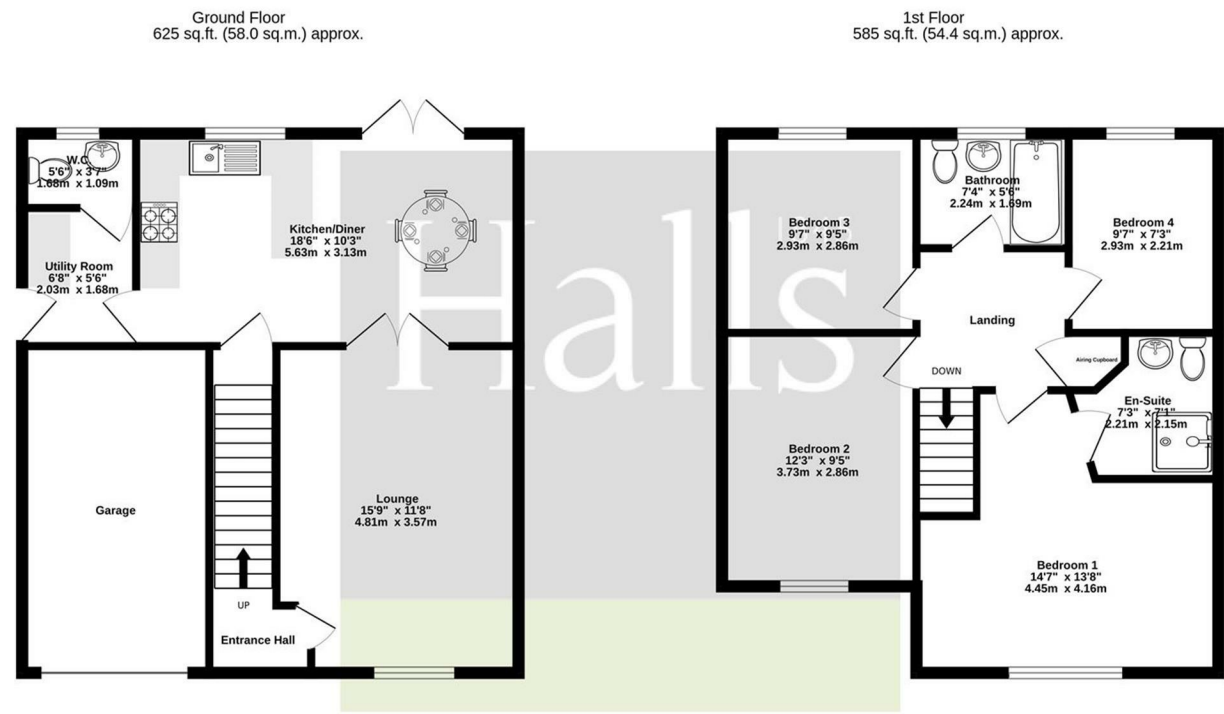


FOR SALE

19 Wooding Drive, Telford, TF3 5JH



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

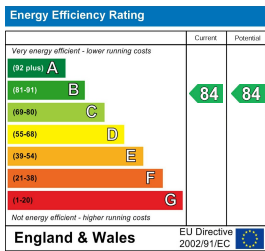
Asking Price £325,000

19 Wooding Drive, Telford,
Shropshire, TF3 5JH

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 four-bedroom detached property is well-presented throughout, with spacious rooms and a good size plot making the perfect family home.




01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com




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2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Ideal Family Home
- Close to Amenities
- Good Schools Nearby
- Well-Presented
- Total ft² - 1087.15
- En-Suite to Bedroom 1

DIRECTIONS

From Wellington, follow Whitchurch Drive towards the M54 and proceed straight over the motorway roundabout towards Lawley. At the first set of traffic lights, take a left turn onto Birchfield Way, and then the second left onto Wooding Drive where the property can be found on the left hand side.

SITUATION

Wooding Drive is located in Lawley, with excellent transport links at Junction 7 of the M54 nearby, connecting you with Wolverhampton and Shrewsbury with ease. Lawley has a good selection of shops, takeaways and a large supermarket, plus Telford Town Centre is only a 5 minute drive away.



DESCRIPTION

This four-bedroom detached property is well-presented throughout, with spacious rooms and a good size plot making the perfect family home. The ground floor has an open-plan kitchen/diner at the rear, with French doors leading onto the rear garden, which is perfect for entertaining. Furthermore, there is a good-size lounge, and utility with separate W.C. for convenience. Upstairs, there are four double bedrooms, with the main bedroom benefitting from en-suite facilities. Externally, there is a driveway in front of the garage to the front elevation, and an enclosed garden to the rear.

ACCOMODATION

GROUND FLOOR

LOUNGE

A bright and spacious reception room which is located off the entrance hall, benefitting from a built-in media wall, and double doors leading through to the kitchen/diner.

KITCHEN/ DINING ROOM

The hub of the home. The kitchen has a range of wall and base units, with built-in appliances and a useful storage cupboard underneath the staircase. The dining area has French doors that lead into the garden and there is a door which opens into the:

UTILITY ROOM

With external access to the side of the property, plumbing for white goods, and a worktop above.

W.C.

Located off the utility room, there is a wash-hand basin with W.C. which is convenient when working in the rear garden.



FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the front aspect, useful storage cupboard above the stairs, and door leading into the:

EN-SUITE

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

BEDROOM TWO

A further double bedroom with views to the front elevation.

BEDROOM THREE

A further double bedroom with views to the rear elevation.

BEDROOM FOUR

A small double bedroom/large single bedroom with views to the rear elevation.

OUTSIDE

FRONT ELEVATION

Tarmac driveway suitable for two vehicles leading up to the garage.

GARAGE

Single garage with electric sockets.



REAR ELEVATION

A good size garden, which is well-partitioned to create areas for children and adults to enjoy separately whilst remaining in view.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in the particulars are to be presumed included in the sale.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX

The property is a council tax band D.

TENURE AND POSSESSION

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.