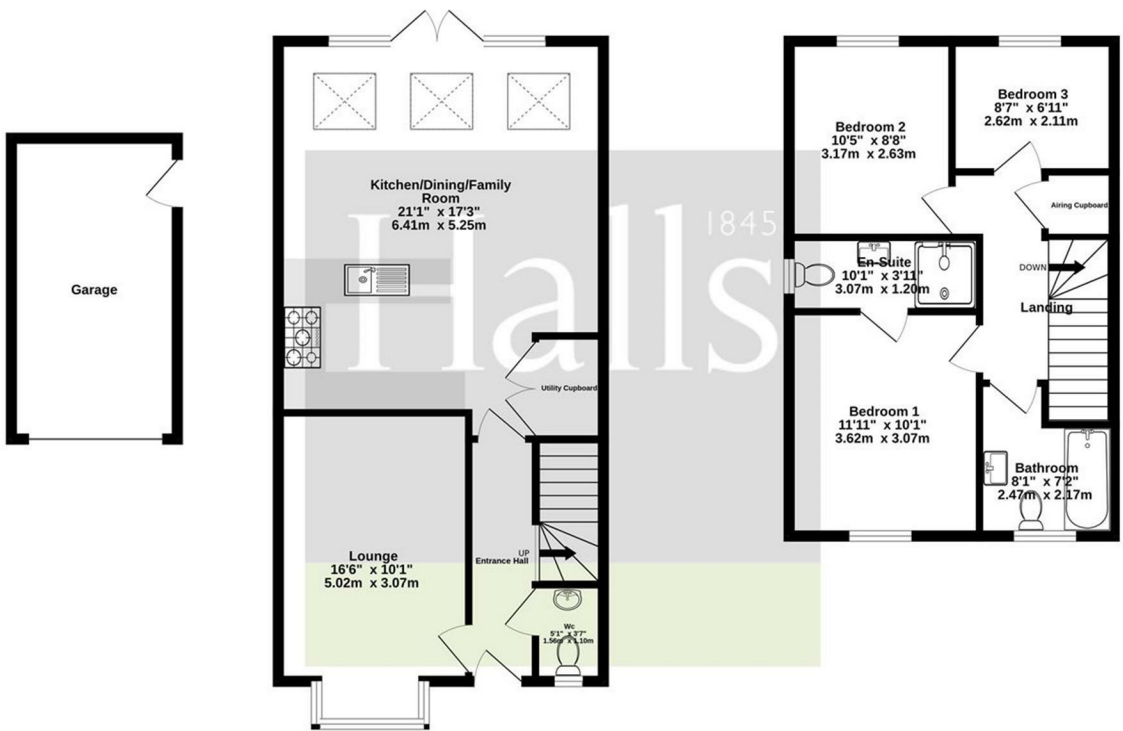


FOR SALE

8 Mary Lewis Close, Arleston, Telford, TF1 2NQ

Ground Floor  
735 sq.ft. (68.3 sq.m.) approx.

1st Floor  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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

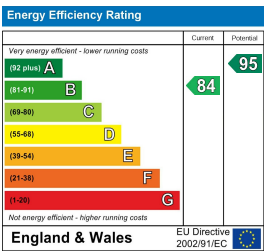
Offers in the region of £317,500

8 Mary Lewis Close, Arleston, Telford, TF1 2NQ

**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 three-bedroom detached property is immaculately presented throughout, with an amazing kitchen/dining/family room that will be sure to grab lots of attention.



01952 971800

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



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01952 971800






2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- DESCRIPTION**
- Detached Garage
  - Kitchen/Dining/Family Room
  - Private Rear Garden
  - En-Suite to Bedroom One
  - Total ft² - 1066
  - Utility Cupboard

The first floor hosts three generously sized bedrooms, including a master bedroom with an en-suite shower room, and a family bathroom with a shower over the bath.

Externally, the front of the property boasts a tarmac driveway providing parking for two vehicles and access to a single detached garage equipped with lighting and power.

At the rear, a paved patio leads to the main lawn, bordered by well-stocked raised beds. A service door connects the garden to the garage. The garden is fully enclosed by close-board fencing and features gated side access.

**LOCATION**  
Located on a recently built development, this property is ideally positioned on the outskirts of the market town of Wellington, making it perfect for dog owners and walkers with The Wrekin and The Ercall both within walking distance. The home also benefits from close proximity to a wide range of local amenities, including shops, supermarkets, and schools, with easy access to the nearby M54 motorway.

**DIRECTIONS**  
From our office in Market Street, Wellington, turn left at the traffic lights and continue straight ahead through the next set of traffic lights. At the roundabout, take the first exit, and the second exit at the next roundabout. Take the second exit at the next roundabout and continue along Mill Bank through the next set of traffic lights onto Dawley Road. Take the third left onto Wellings Grove, before taking an immediate right, then left onto Mary Lewis Close where the property can be found on the right hand side.

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

**WC**  
The fuse box is located in the W.C. for convenience being besides the entrance; also comprising wash-hand basin and W.C.

**LOUNGE**  
A bright and spacious reception room which is located off the entrance hall, benefitting from a bay window to the front aspect, Amtico flooring, media points, and a USB socket.

**KITCHEN/DINING/FAMILY ROOM**  
The perfect place for entertaining. The kitchen has a range of wall and base units with Quartz worktops and splash-back. There is also built-in AEG Appliances (dishwasher/double oven/five-ring hob) and an Electolux fridge/freezer. A utility

cupboard houses the washing machine and dryer, along with providing useful additional storage options, and there is Amtico flooring throughout. The family area is a well-lit space with 3 Velux Windows, which have blinds that can be operated remotely. There are also French doors that lead onto the garden opening up the space further to enjoy some al-fresco dining.

**FIRST FLOOR**

**LANDING**  
Containing a useful airing cupboard providing additional storage space.

**BEDROOM 1**  
A spacious double bedroom with views to the front aspect, Perfect-Fit Blinds, bedside USB sockets and a media plate.

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

**BEDROOM 2**  
A further double bedroom with views to the rear elevation and a USB socket.

**BEDROOM 3**  
A single bedroom with views to the rear elevation.

**BATHROOM**  
Three-piece suite comprising bath with overhead shower, wash-hand basin and W.C.

**OUTSIDE**  
**FRONT ELEVATION**  
Tarmac driveway suitable for two vehicles leading up to the garage.

**GARAGE**  
Single garage with electric sockets and storage space in the rafters.

**REAR ELEVATION**  
A good size garden, which is private and not overlooked to the rear. With patio area, lawn, and raised borders. There is also a tap and double socket.

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX**  
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.