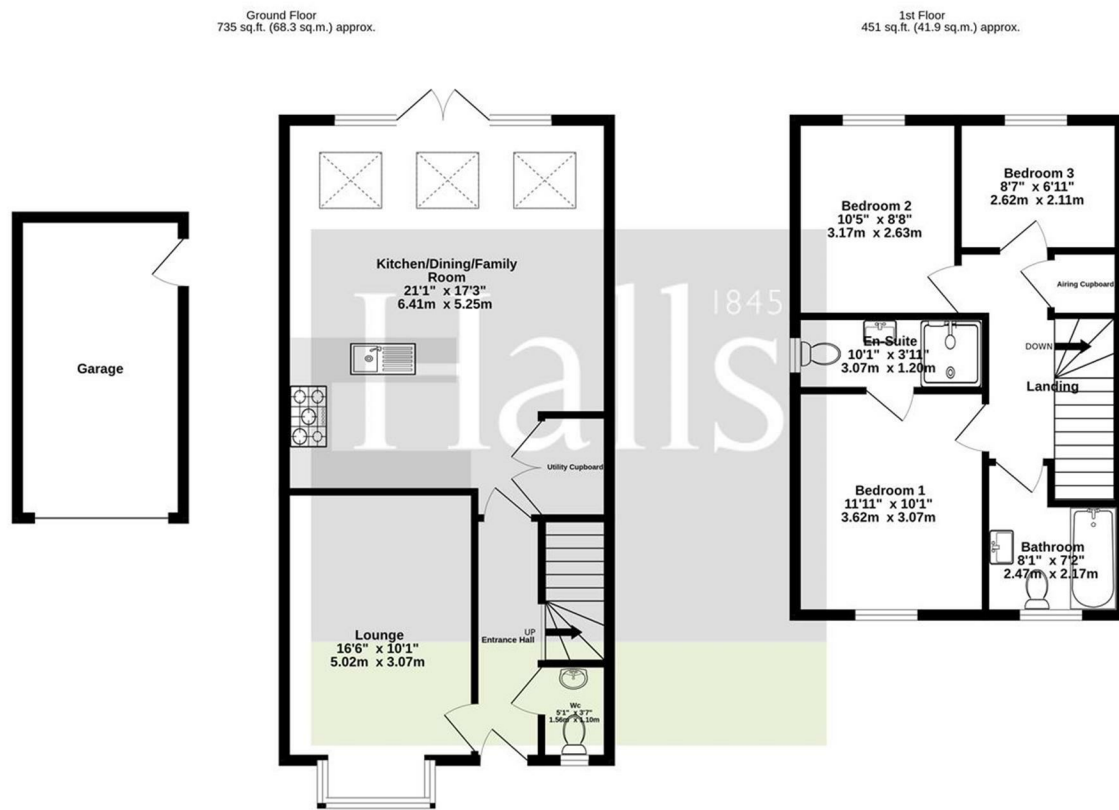


FOR SALE

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



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. Made with Metropix ©2024



FOR SALE

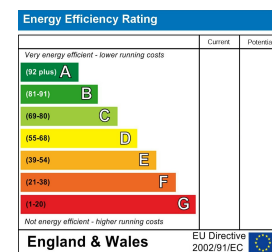
Offers in the region of £317,500

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@hallsgb.com



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2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s**DESCRIPTION**

Constructed by Countryside Homes in their Ashop design, this superb detached home offers an inviting layout. The ground floor features an entrance hall with a guest cloakroom, a living room with a bay window, and a large open-plan kitchen/dining/family area, complete with high-quality appliances and a vaulted ceiling enhanced by Velux roof lights.

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 build 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 – 01952 380 000

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 03456789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Strictly by appointment with the selling agent

TENURE AND POSSESSION

Freehold with Vacant Possession on Completion.