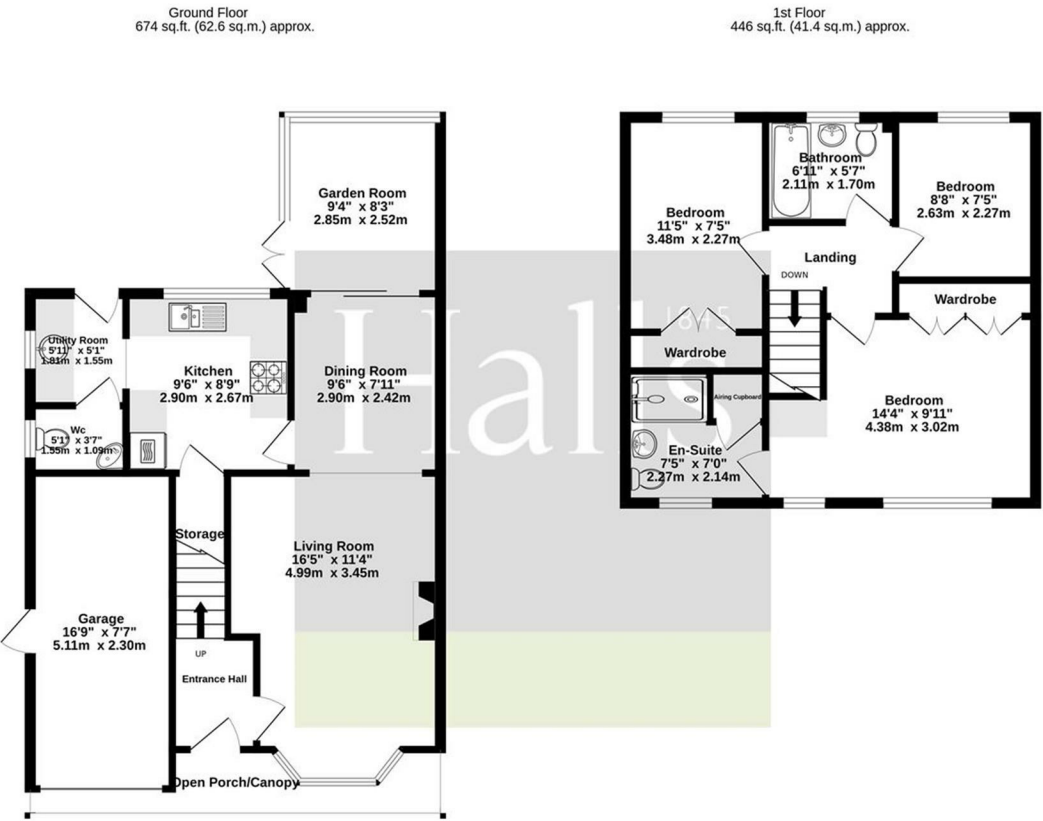


FOR SALE

7 Tee Lake Boulevard, Shawbirch, Telford, TF1 3QH



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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

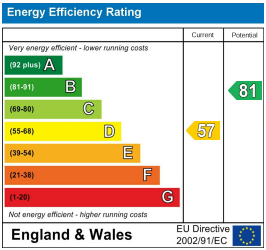
Offers in the region of £330,000

7 Tee Lake Boulevard, Shawbirch, Telford, TF1 3QH

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



Nestled in the charming area of Tee Lake Boulevard, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a well-thought-out layout, providing ample space for comfortable living. Local amenities, including shops, schools, and parks, are within easy reach, enhancing the appeal of this lovely home.

As you enter, you are greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features two modern bathrooms, ensuring convenience for all residents. Each bedroom is generously sized, offering a peaceful retreat at the end of a busy day.

The surrounding area is known for its community and accessibility, making it an ideal location for those seeking a balance between tranquillity and convenience.

Whether you are looking to settle down or invest, this home on Tee Lake Boulevard is a wonderful opportunity. Do not miss the chance to make it your own.



01952 971800

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




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01952 971800



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Close to amenities.
- Sought-after location.
- Three reception rooms
- Well presented throughout.
- Garage and driveway.
- En-suite to master bedroom.

DESCRIPTION
This charming three-bedroom property on Tee Lake Boulevard, offers a perfect blend of comfort and convenience. Located in a peaceful and well-established neighbourhood, the home boasts spacious living areas and modern finishes throughout. The open-plan living and dining room provides a bright and airy space, ideal for both relaxation and entertaining.

The kitchen is well-equipped with contemporary appliances and ample storage, making it perfect for home cooking. Whilst the garden room provides a tranquil space to unwind whilst looking out to the garden. The two double bedrooms and single bedroom offer plenty of room for families, couples, or those needing extra space for a home office or guest room.

Outside, the property features a well-maintained garden, offering an ideal spot for outdoor activities or simply enjoying the fresh air. With easy access to local amenities, schools, parks, and transport links, this property offers a superb opportunity for a family home in a sought-after location. Whether you're looking to settle in a tranquil area while being within reach of everything Telford has to offer, this home is an excellent choice.

LOCATION
Located near the historic market town of Wellington, this property is well-served by a local shop and both primary and secondary schools. The town itself offers a variety of amenities, including shops, a library, a leisure centre, and both bus and railway stations. The M54 motorway is approximately 1.5 miles away, providing convenient access to Telford town centre, which boasts a wide range of shopping and leisure options. The M54 also offers easy connections to the wider West Midlands region to the east, and towards Shrewsbury in the west.

DIRECTIONS
From Junction 6 of the M54, follow the signposts towards Wellington and Princess Royal Hospital. At the roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the first exit onto the B5063 towards Shawburch/Shawbury. At the next roundabout, take the first exit onto Tee Lake Boulevard and follow the road round where you will find the property on your left-hand side.

GROUND FLOOR

ROOMS

LIVING/DINER
The spacious living/diner offers carpeted flooring, a bay window with views to the front elevation and glass sliding doors to the garden room.

KITCHEN
The fitted kitchen offers ample worktop and cupboard space as well as a view out to the rear elevation.

GARDEN ROOM
The garden room provides dual aspect windows with views as well as access through French doors to the garden.

UTILITY
The utility offers worktop and washing appliance space as well as access to the garden.

W.C.
A white two-piece suite with wash hand basin and W.C.

FIRST FLOOR

BEDROOM ONE
A spacious double bedroom with views to the front elevation.

EN-SUITE
White three-piece suite comprising shower, wash-hand basin and W.C.

BEDROOM TWO
A double bedroom with fitted wardrobes and views to the rear elevation.

BEDROOM THREE
A well- sized single bedroom with views to the rear elevation.

BATHROOM
A white three-piece suite comprising bath with hand-held shower fitting, wash-hand basin and W.C.

EXTERNAL

GARAGE
A built-in single garage with access to the side of the property and perfect for storage.

GARDEN
The enclosed garden provides both grassed and patio area perfect for entertaining as well as a shed perfect for storage and gardening equipment.

LOCAL AUTHORITY
Telford & Wrekin Council - Tel: 01952 380000.

COUNCIL TAX BAND
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.