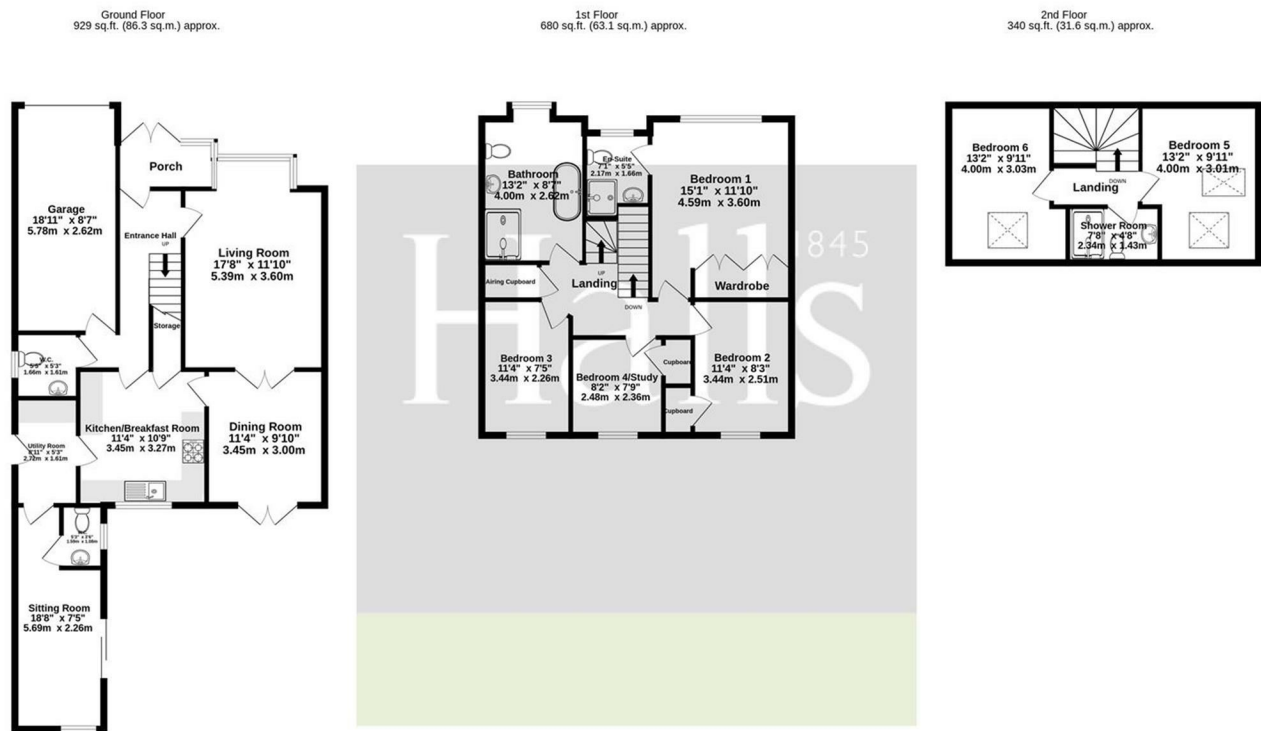


FOR SALE

1 Fallow Road, Telford, TF5 0LS



TOTAL FLOOR AREA: 1948 sq.ft. (181.0 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

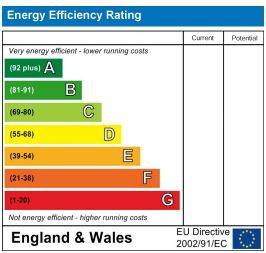
Offers in the region of £399,950

1 Fallow Road, Telford, TF5 0LS

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



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



6 Bedroom/s



3 Bath/Shower Room/s



- Versatile Property
- SIX Bedrooms
- Three Bathrooms
- Close to Amenities
- Great Transport Links
- Total ft² - 1798

DESCRIPTION

Upon entering, you are welcomed into a spacious entrance hall. The ground floor features a generous lounge that flows into the dining room, a well-equipped kitchen/breakfast room, and a utility room. There's also an additional versatile room, currently used as a sitting room, with another W/C. The first floor is home to four well-sized bedrooms, including a master suite with its own en-suite bathroom, along with a family bathroom. The third floor offers two additional bedrooms and a shower room. The property also includes an integral garage, providing excellent storage space. Set on a prime corner plot within the estate, the property boasts a front driveway with ample off-road parking and a private, enclosed rear garden, ideal for outdoor relaxation and entertaining. Located in the sought-after Shawbirch area of Telford. With its desirable location, spacious grounds, and well-proportioned living spaces, we highly recommend arranging a viewing to fully appreciate everything this home has to offer.

ROOMS

GROUND FLOOR

LIVING ROOM

The spacious living room provides a bay window to the front elevation and a feature fireplace.

DINING ROOM

The large dining room offers French doors out to the garden.

KITCHEN/BREAKFAST ROOM

A good size kitchen/breakfast room with a range of wall and base units, cooker and sink with drainer.

SITTING ROOM

Extended into the garden, with sliding patio doors providing direct access, and a W.C. for convenience and versatility if required for a ground floor bedroom.

W.C. ONE

Situated in the sitting room with a wash hand basin and W.C.

W.C. TWO

Situated off the entrance hall comprising a wash hand basin and W.C.

UTILITY ROOM

Plumbing for utilities, with a cupboards and countertop above.

FIRST FLOOR

BEDROOM ONE

Large double bedroom with fitted wardrobes and en-suite facilities.

EN-SUITE

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

BEDROOM TWO

Double bedroom with storage cupboards and aspects to the rear garden.

BEDROOM THREE

Double bedroom with aspects to the rear garden.

STUDY/BEDROOM FOUR

Versatile room that is currently utilised as a study, but is suitable for a single bedroom and benefits from a built-in storage cupboard.

BATHROOM

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

SECOND FLOOR

BEDROOM FIVE

Double bedroom with eaves storage and skylights.

BEDROOM SIX

Double bedroom with eaves storage and skylight.

SHOWER ROOM

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

EXTERNAL

GARDEN

Enclosed rear garden with greenhouse, shed, borders and lawn area.

GARAGE

Single garage with double width driveway leading up to it.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band E.

POSSESSION AND TENURE

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.