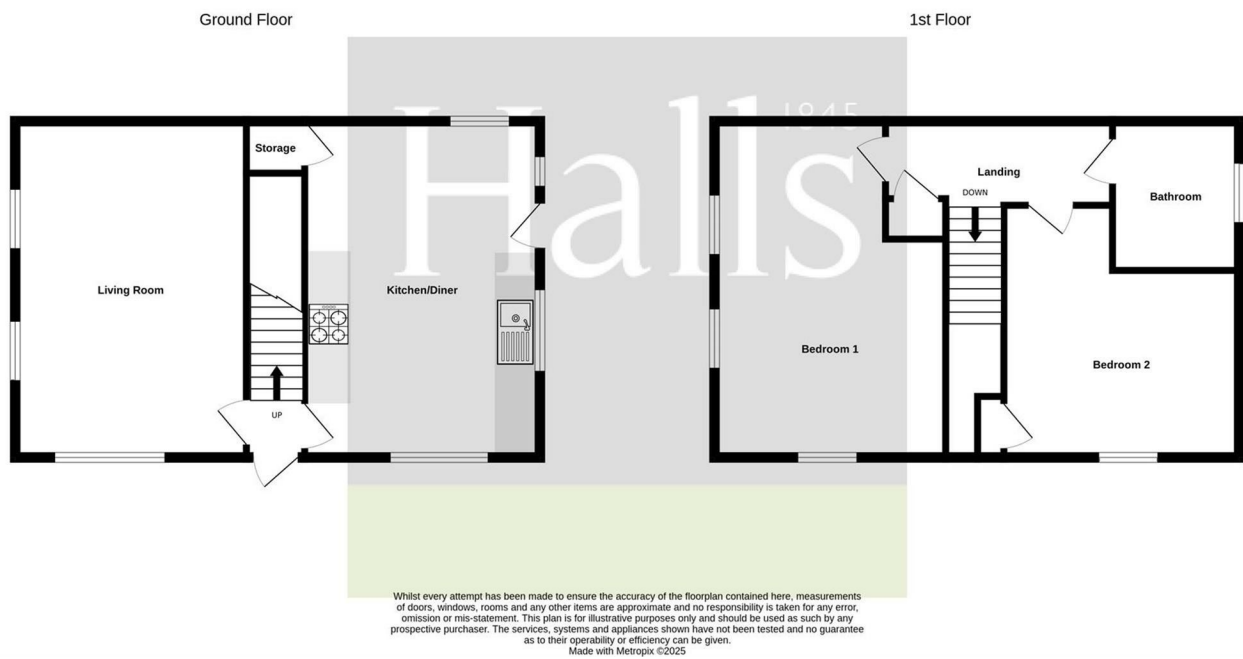


FOR SALE

27 Hayes Road, Arleston, Telford, TF1 2JJ



FOR SALE

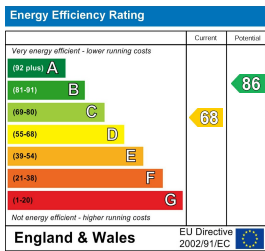
Offers in the region of £189,950

27 Hayes Road, Arleston, Telford, TF1 2JJ

**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



Located conveniently close to local amenities, schools, and transport links, this property ensures that everything you need is within easy reach. Whether you are looking to settle down as first time buyers or invest, this house on Hayes Road presents a fantastic opportunity to enjoy a comfortable lifestyle in a desirable location.




01952 971800

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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.






1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Beautifully Presented Throughout.
- Close to Amenities.
- Great Transport Links.
- Off Road Parking.
- Total ft² - 764
- Courtyard and wrap-around Garden.

**DESCRIPTION**  
This charming two-bedroom property, located in the area of Arleston, Telford, offers a perfect blend of modern living and comfort. Immaculately presented throughout, this home is ideal for first-time buyers, downsizers, or those looking for a low-maintenance property in a quiet, convenient location. The current vendor has tastefully decorated the property, meaning it is ready to move straight into without any further work required.

Upon entering, you're greeted by a spacious and welcoming living room, featuring tasteful décor and plenty of natural light, creating a warm and inviting atmosphere. The well-appointed kitchen is modern and functional, with high-quality appliances, ample storage, and plenty of space for a table and chairs, making it perfect for casual dining or entertaining.

The property boasts two generous bedrooms, each with a bright and airy feel, providing comfortable spaces for relaxation. The family bathroom is stylishly designed, offering a clean and contemporary space with all the necessary amenities.

Outside, the property benefits from off-road parking for convenience and easy access.

Situated in Arleston, the property is close to a range of local amenities, including shops, schools, and transport links, making it a fantastic choice for those seeking a comfortable and well-connected home.

**LOCATION**  
Arleston is a pleasant and well-connected residential area situated in Telford, offering a peaceful yet convenient location for those seeking a comfortable lifestyle. The area is close to a range of local amenities, including shops, schools, and parks, making it ideal for families and individuals alike. The nearby Telford Town Centre provides further shopping, dining, and leisure options, ensuring all your needs are within easy reach.

For commuters, Arleston benefits from excellent transport links, with easy access to the M54 motorway, making travel to nearby towns and cities straightforward. Wellington Train Station and Telford Train Station are also just a short distance away, offering direct services to Birmingham, Shrewsbury, and other key locations.

With a blend of suburban tranquillity and urban convenience, Arleston is a great place to call home, offering easy access to everything you need while maintaining a peaceful atmosphere.

**DIRECTIONS**  
From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles at the roundabout take the second exit onto Glebe Street. In 310 yards turn right onto High Street and in 0.5 miles turn right again onto Dawley Road. In 20 yards turn left onto Dawley Road. In 0.2 miles turn right onto Hayes Road where you will find the property on your left in approximately 100 yards.

**ROOMS**  
**GROUND FLOOR**

**LIVING ROOM**  
A spacious, well presented living room with dual aspect windows to the front and side of the property.

**KITCHEN/DINER**  
A modern fitted kitchen/diner with views to the front and side of the property as well as access to the side.

**FIRST FLOOR**

**BEDROOM ONE**  
A spacious double bedroom with dual aspect windows to the front and side elevation.

**BEDROOM TWO**  
Another double bedroom currently being used as a study with views to the front elevation.

**BATHROOM**  
The bathroom is equipped with toilet, hand wash basin and bath facilities with a hand held shower fitting. It has fully tiled walling and a side facing window.

**EXTERNAL**

**GARDEN**  
The wrap-around garden is to the front and side of the property as well as a gravelled area for seating.

**LOCAL AUTHORITY**  
Telford and Wrekin Council

**COUNCIL TAX BAND**  
Council Tax Band A.

**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.