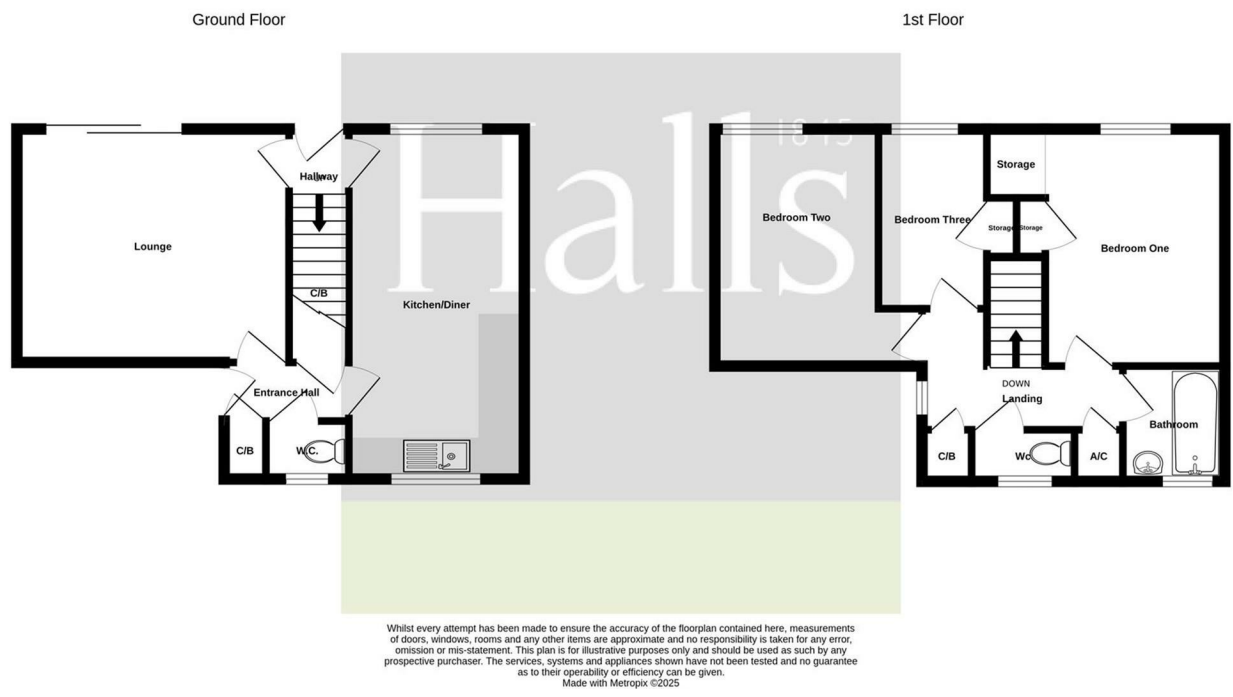
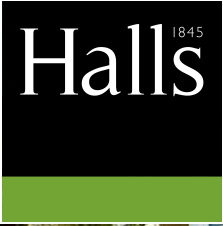


FOR SALE

33 Sandcroft, Sutton Hill, Telford, TF7 4AA



FOR SALE

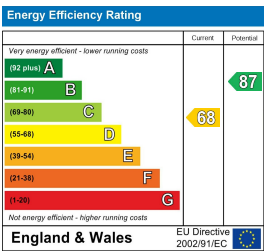
Offers in the region of £105,000

33 Sandcroft, Sutton Hill, Telford, TF7 4AA

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 house offers convenience and scope for personalisation. Spanning an impressive 1,206 square feet, the property boasts well-proportioned rooms and is ideal for first time buyers and investors alike.



01952 971800

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



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- Close to Local Amenities.
- Perfect for First-Time-Buyers and Investors.
- Scope for Personalisation.
- Total ft² - 1206.00

DESCRIPTION

Halls Estate Agents are pleased to offer for sale this end of terrace property, located in the residential area of Sutton Hill. This property presents a great opportunity for first-time buyers or investors looking for a project with plenty of potential.

Sutton Hill is well-equipped with a range of local amenities, including a GP surgery, primary school, and convenience store. Telford Town Centre, with its variety of high street shops, leisure facilities, and train station, is just under 5 miles away, providing easy access to wider services and transport links.

The accommodation includes: an entrance hall with access to a handy cloakroom, a spacious kitchen/diner, and a large lounge. On the first floor, there are Three bedrooms – two doubles and one single – along with a bathroom and separate WC.

To the rear of the property is a good-sized garden

LOCATION

Sutton Hill is a residential area located in Telford, Shropshire, offering convenient access to local amenities, schools, and transport links, making it ideal for families and commuters. Situated just a few miles from Telford town centre, it is well-connected to a range of services and facilities. The area is predominantly made up of housing and is in close proximity to shopping centres, schools, and parks, providing a practical and accessible location for everyday living.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 140 yards turn right onto Haygate Road. Stay on this road for 0.8 miles before turning right onto Holyhead Road. In 0.4 miles turn left onto the M54. Stay on the M54 for 3.9 miles before taking the fifth exit to Telford Town Centre. At the roundabout, take the first exit onto Rampart Way. Stay on here for 0.7 miles before taking the fifth exit at the roundabout onto the A442. Stay on the A442 for 2.4 miles before taking the Bridgnorth exit. At the roundabout take the third exit towards Sutton Hill. In 260 yards take the first exit at the roundabout onto Sutton Way. Turn right in 150 yards onto Sandcroft. In approximately 240 yards, park the car. Then turn left and left again in 55 yards. In approximately 20 yards you will find the property on your left.

ROOMS

GROUND FLOOR

LIVING ROOM

An expansive living room with patio doors leading out to the rear aspect.

KITCHEN/DINER

A spacious kitchen/diner with fitted units and dual aspect windows to the front and rear of the property.

W.C.

A white piece suite comprising of W.C.

BEDROOM ONE

A spacious double bedroom with views to the rear elevation and ample fitted storage space.

BEDROOM TWO

A further double bedroom with views to the rear elevation.

BEDROOM THREE

A single bedroom with views to the rear aspect.

BATHROOM

A white two-piece suite comprising of a bath with a hand-held shower fitting and hand-wash basin.

W.C.

A white piece suite comprising of W.C.

EXTERNAL

GARDEN

A private, enclosed garden with both patio and grassed area.

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.