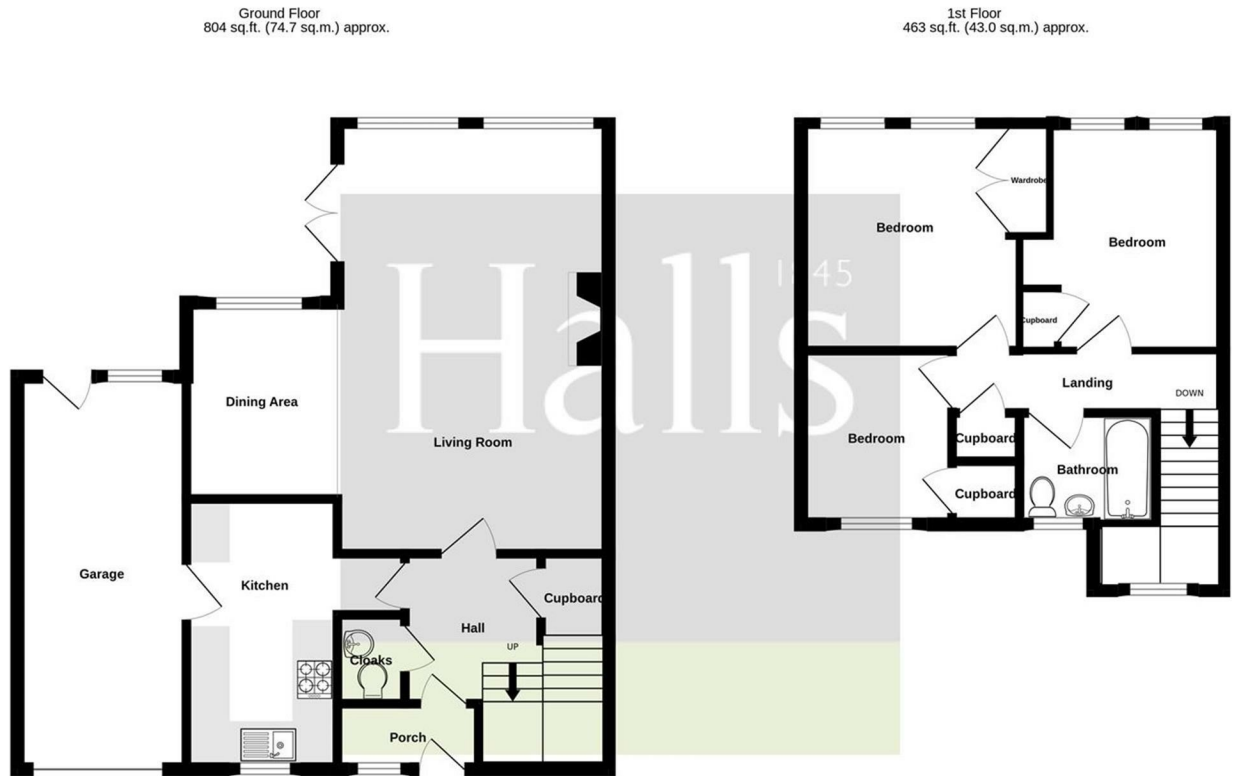


FOR SALE

25 Westerkirk Drive, Madeley, Telford, TF7 5RJ



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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

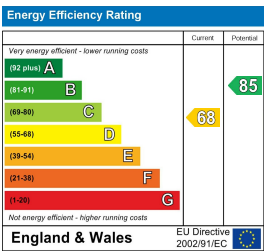
Offers in the region of £285,000

25 Westerkirk Drive, Madeley, Telford, TF7 5RJ

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 delightful house on Westerkirk Drive offers comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.



01952 971800

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




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01952 971800



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Driveway and Garage
- Cul de Sac Location
- Well Presented Throughout
- Close to Ironbridge
- Beautiful Garden
- Open-Plan Living/Dining Room

DESCRIPTION
Situating on a popular development approximately one mile from the historical town of Ironbridge, famous for the World’s first iron bridge erected in 1779 and designated a World Heritage Site.

The property is located on a cul-de-sac off Glendinning Way within a large plot, creating plenty of off-street parking on the block-paved driveway in front of the integral garage.

Internally, the front porch offers handy storage with a further door that leads into the hallway. There is a living/dining room (French doors to garden) that is open-plan, and a kitchen that has a serving hatch to the dining area and door leading out into the garden.

Upstairs there are three bedrooms. The two double bedrooms have built-in storage and the single bedroom is generous and has a useful cupboard.

Outside, there is a large rear garden laid mainly to lawn with low maintenance shrubs and bedding plants in surrounding borders. A single gate in the corner allow direct access to the garden. There is a large patio area currently to the side of the property where a timber shed/summer house sits. To the front, there is a block-paved driveway leading to the single garage and a further lawn area with a range of established shrubs.



LOCATION
Westerkirk Drive is located in the charming village of Madeley, Telford, offering a peaceful setting with easy access to local amenities and transport links. Madeley itself is a thriving community with a variety of shops, schools, and recreational facilities, making it a great place for families. The property is also within a short drive of Telford town centre, providing a wider range of shopping, dining, and entertainment options. The World Heritage Site of Ironbridge Gorge is only a mile away, with a wonderful selection of museums, nature walks and eateries to enjoy.

For those who enjoy the outdoors, the area is well-served by green spaces and local parks, perfect for walking, cycling, and enjoying nature. With excellent road links to the M54 and beyond, commuting to nearby towns and cities is straightforward, while Telford train station offers further transport options for those needing to travel further afield.

Overall, Westerkirk Drive offers a quiet, residential setting while still being close to everything you need for everyday life.

DIRECTIONS
From our office on Market Street in Wellington turn left onto Bridge Road. In 0.4 miles take the second exit at the roundabout onto Glebe Street. In 310 yards turn right onto High Street. Stay on this road for 2.4 miles before taking the fourth exit at the next roundabout onto the A5223. In 0.9 miles take your third exit at the roundabout onto the Horsehay Bypass. At the next roundabout take the second exit, staying on the Horsehay Bypass. In 0.2 miles take the first exit at the roundabout onto the A4169. Take the second exit at the next roundabout. In 1.5 miles take the fourth exit at the next roundabout. Then take the second exit in 0.5 miles. In 0.4 miles take the second exit onto Glendinning Way. In 210 yards turn right onto Westerkirk Drive where you will find the property in approximately 50 yards on your left.



ROOMS
GROUND FLOOR
LIVING/DINING ROOM
The extended and open-plan living/dining room is bright and airy with French doors leading to the rear garden creating a wonderful space for entertaining.

KITCHEN
The fitted kitchen provides ample worktop and storage space with a range of wall and base units. There is also a door leading through to the integral garage where the current owners keep an additional freezer.

W.C.
A white two-piece suite comprising of a wash-hand basin and W.C.

FIRST FLOOR
BEDROOM ONE
A spacious double bedroom with views to the rear elevation and plenty of built-in storage.

BEDROOM TWO
A further double bedroom with views to the rear elevation and benefitting from a large storage cupboard.

BEDROOM THREE
A well sized single bedroom with views to the front aspect and a single fitted wardrobe.

BATHROOM
A white three-piece suite comprising of bath with overhead shower attachment, wash-hand basin and W.C.

EXTERNAL



FRONT ELEVATION
A block-paved driveway with ample parking options for at least three vehicles. There is also a very well-presented garden area.

GARAGE
An integral single garage with up and over door and electric sockets.

GARDEN
A large, private and beautifully presented garden with both patio and grassed area, perfect for entertaining or relaxing. There is also a single gate that leads into the woodland behind the property, offering great nature walks, which are perfect for dog owners.

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.