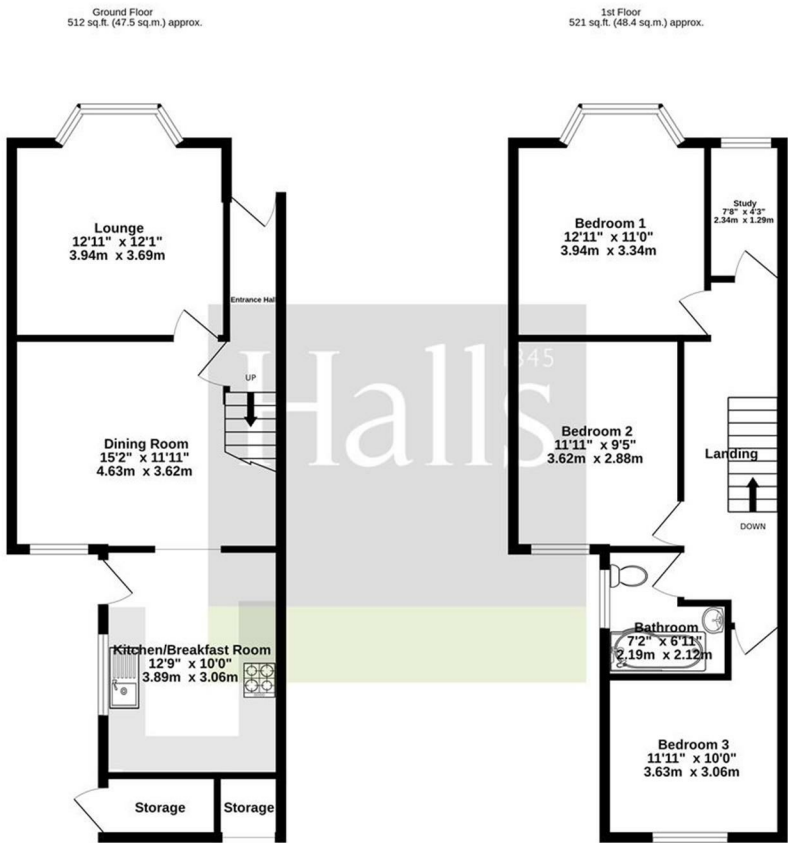


FOR SALE

1 Church View Waterloo Road, Hadley, Telford, TF1 5NX

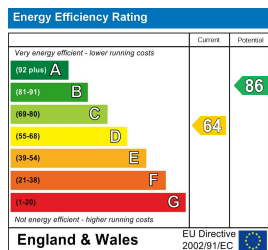


TOTAL FLOOR AREA: 1032 sq. ft. (95.9 sq. m.) approx.

**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



Halls 1845

01952 971800

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



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Halls 1845

FOR SALE

Offers in the region of £249,950

1 Church View Waterloo Road, Hadley, Telford, TF1 5NX


A recently refurbished three-bedroom semi-detached home with garage, driveway, and private rear garden, located in a well-established residential area of Hadley, Telford. The property features a brand-new kitchen/breakfast room, a separate dining room, refitted bathroom, and an upstairs study. Offered with no upward chain, this property is ideal for first-time buyers, families, or investors.




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01952 971800






2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Newly Refurbished
- Three Doubles Bedrooms & Study
- Ample Parking & Garage
- Good Sized Garden
- Low Council Tax Band
- No Chain

DESCRIPTION

This is a well-presented three-bedroom semi-detached property that has undergone a recent and comprehensive refurbishment. The ground floor offers a spacious lounge, a separate dining room, and a modern kitchen/breakfast room with new units and integrated appliance. Upstairs, there are three well-proportioned bedrooms, a newly refitted bathroom with contemporary fixtures, and a dedicated study, ideal for home working or additional storage. Externally, the property benefits from a private driveway, a single garage, and an enclosed rear garden. Conveniently located close to local schools, shops, and transport links, this turnkey home is offered with no upward chain.

LOCATION

Hadley is a suburb located in Telford, Shropshire. It lies to the west of Telford town centre and is part of the larger Telford and Wrekin borough. The area is primarily residential, with a mix of modern housing developments and green spaces. Hadley is well-connected to the rest of Telford and the surrounding areas, with easy access to major roads such as the M54 motorway. The town benefits from local amenities, schools, and recreational areas, making it a convenient and family-friendly location within the wider Telford area.

DIRECTIONS

From our office on Market Street in Wellington, turn right onto Bridge Road. In 0.2 miles take the third exit at the roundabout onto Vineyard Road. Turn left in 0.3 miles onto King Street. In 0.3 miles, turn right onto Apley Avenue. At the next roundabout take the third exit onto Whitchurch Drive. In 0.9 miles take the first exit at the roundabout onto Haybridge Road. In 0.8 miles turn right onto Stadium Way. At the next roundabout take the second exit before finding the property on your right in approximately 80 yards.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

The spacious living room provides a bay window to the front elevation as well as fitted carpet.

DINING ROOM

The dining room features a beautiful fireplace, tiled flooring and a window to the rear elevation.

KITCHEN/BREAKFAST ROOM

The brand new fully fitted kitchen/breakfast room offers ample worktop and storage space as well as views and access to the side of the property.

FIRST FLOOR

BEDROOM ONE

A large double bedroom with a bay window to the front elevation allowing ample natural light to flood the space.

BEDROOM TWO

A further double with aspects to the rear elevation.

BEDROOM THREE

A further double with aspects to the rear elevation.

STUDY

A versatile room that can be utilised as a study, dressing room or nursery.

EXTERNAL

GARAGE

A single garage with an up-and-over door.

LOCAL AUTHORITY

Telford & 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.