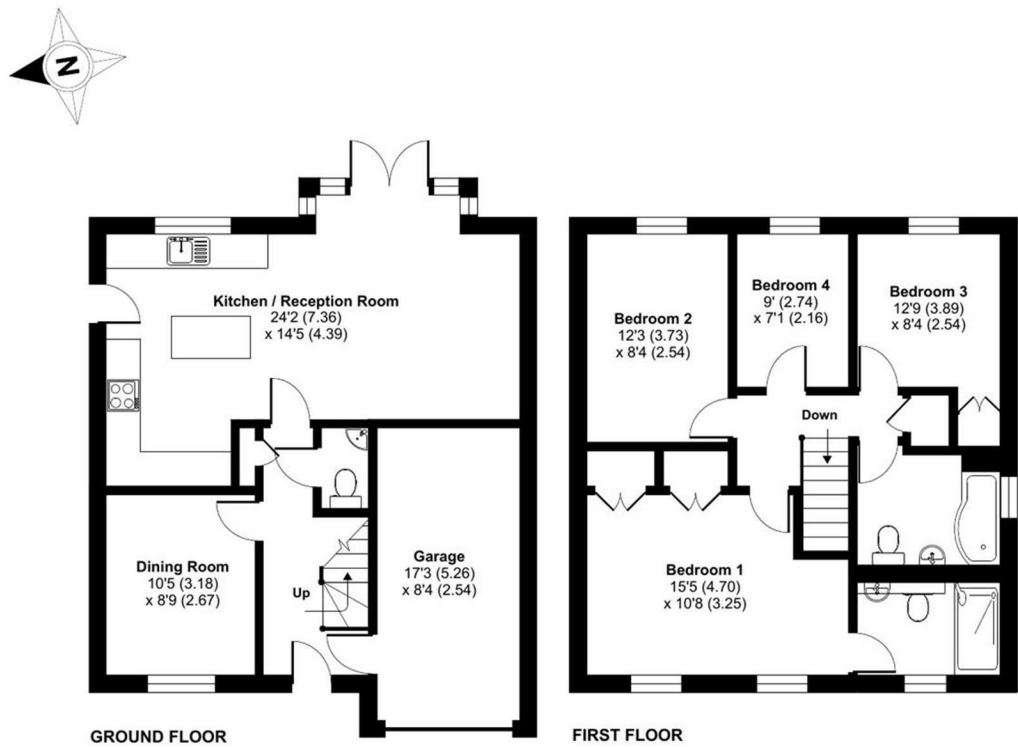


FOR SALE

7 Castle Acre Road, Leegomery, Telford, TF1 6QZ



Approximate Area = 1307 sq ft / 121.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1277101



FOR SALE

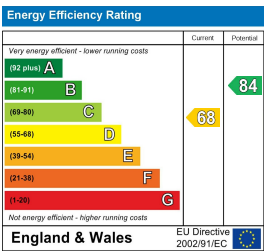
Offers in the region of £350,000

7 Castle Acre Road, Leegomery, Telford, TF1 6QZ

**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 well-presented four-bedroom detached property has had a recently fitted kitchen and bathroom, providing the new owners with a turn-key home that is modern, open-plan and conveniently located.



01952 971800

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



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- Driveway and Garage
- Close to Hospital
- Total ft² - 1152
- Private Enclosed Garden
- Recently Fitted Kitchen and Bathrooms
- Open-Plan Kitchen/Breakfast/Living Room

DESCRIPTION

Upon entry, you are welcomed by a bright and inviting hallway, leading to a spacious open-plan kitchen/breakfast/living that serves as the perfect place for entertaining - with a recently fitted kitchen, large living space, and French doors that lead onto the rear garden.

The ground floor also boasts a formal dining room, a W.C and access to the integral garage. off the entrance hall for convenience.

Upstairs, you'll find four generously proportioned bedrooms. The master suite benefits from a recently fitted en-suite shower room. The remaining bedrooms are well-sized, perfect for children, guests, or a home office. A good sized family bathroom completes the first floor.

The garden is a standout feature, thoughtfully laid out to offer a great balance of space for outdoor living, whether you're looking to entertain, relax, or let children play freely. The property also benefits from a garage, offering valuable additional storage or parking space.

Don't miss the opportunity to view this wonderful property - book your viewing today to avoid disappointment!

LOCATION

Located in the sought-after residential area of Leegomery, this property is close to a range of local amenities, including a Primary School. Apley Woods and Nature Reserve, just a short distance away, offer a variety of scenic walking routes. The property is well-connected by an excellent road network, providing easy access to the historic market town of Wellington and the modern leisure and shopping facilities at Telford Town Centre.

DIRECTIONS

From Wellington, proceed along Whitchurch Drive and head towards the Shawburch roundabout, before turning right onto the A442. Continue along the A442 until you reach the second roundabout, where you take the third exit onto Hadley Park Road. Follow the road to the roundabout, where you take the third exit onto Castle Acre Road, where the property can be found on the left-hand side.

ROOMS

GROUND FLOOR

KITCHEN/BREAKFAST/LIVING

This room is certainly the 'hub of the home', offering space, light and comfort - perfect for evenings with the family and entertaining guests. The kitchen has been recently fitted and is presented to a high standard, with a plenty of storage and kitchen countertop space. There are built-in appliances, and a feature centre island where the breakfast bar is located. The living area is open-plan with the kitchen and benefits from French doors in the bay window that lead out to the garden.

DINING ROOM

A versatile reception room that is currently utilised as a dining room and provides a bay window to the front elevation.

W.C.

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

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with fitted wardrobes and en-suite facilities as well as views to the front elevation.

EN-SUITE

A recently fitted white three-piece suite comprising of shower, hand-wash basin and W.C.

BEDROOM TWO

A double bedroom with fitted wardrobes and views to the rear elevation.

BEDROOM THREE

A further double bedroom with fitted wardrobes and views to the rear aspect.

BEDROOM FOUR

A single bedroom which is a versatile space that could be utilised as an office.

BATHROOM

A well-presented white three-piece suite comprising jacuzzi bath, hand-wash basin and W.C.

EXTERNAL

GARAGE

A single garage with up-and-over door.

GARDEN

A private and enclosed garden with access to the front elevation from both sides of the property.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.