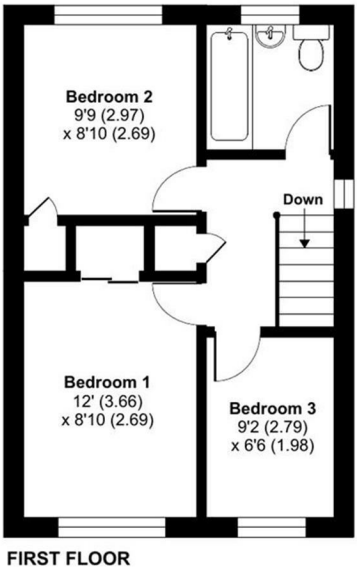
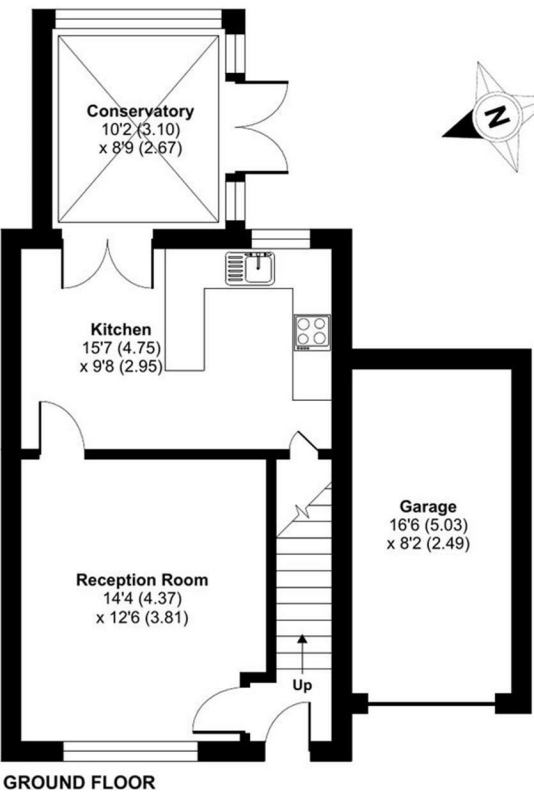


FOR SALE

7 Haycocks Close, Telford, TF1 3NN



Approximate Area = 889 sq ft / 82.6 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1023 sq ft / 95 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). © nñchecon 2025. Produced for Halls. REF: 1260894



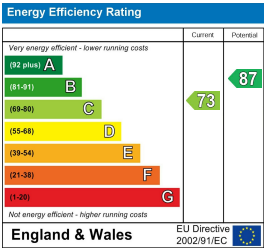
FOR SALE

Offers in the region of £230,000

7 Haycocks Close, Telford, TF1 3NN

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 in Haycocks Close is a wonderful opportunity for anyone looking to settle in a friendly community. With its spacious interiors and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.




01952 971800


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




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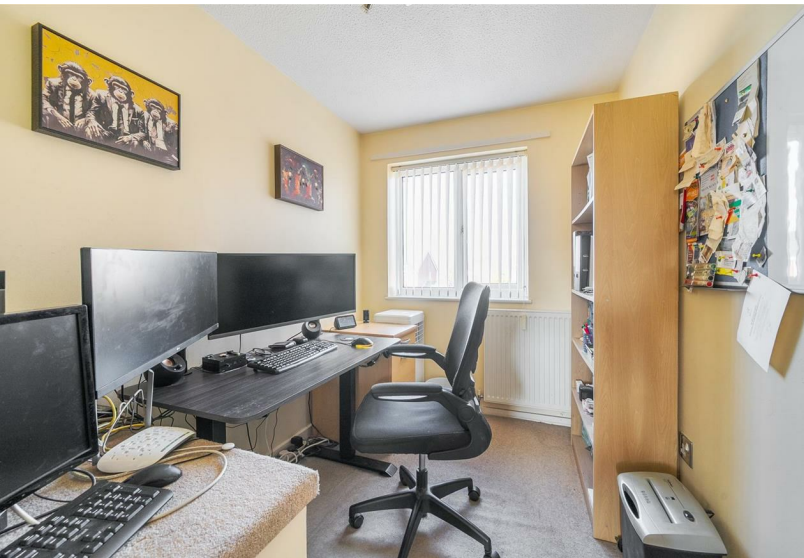
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Close to Amenities.
- Great Transport Links.
- Driveway and Garage.
- Total ft² - 786
- Cul-de-Sac Location
- Front and Rear Garden.

DESCRIPTION
Haycocks Close, Telford, is a well-presented family home located in a quiet and sought-after residential area. This modern property offers spacious and flexible living, with a welcoming entrance hall leading into a comfortable sitting room. The kitchen is well-equipped with contemporary fittings and ample storage, perfect for family cooking and entertaining. The property boasts a bright dining area, ideal for family meals, and provides easy access to a private garden, offering a peaceful outdoor space to relax or entertain.

Upstairs, the property features three generously sized bedrooms, with the master bedroom benefiting from built-in storage. A well-appointed family bathroom with modern fixtures and fittings completes the upper floor. The property also benefits from off-road parking and a garage, providing plenty of storage options. The location is highly convenient, with excellent local amenities, schools, and transport links nearby, making it a perfect home for families or professionals seeking a blend of comfort and practicality in Telford.

LOCATION
Haycocks Close is well connected to the surrounding regions by major roads and are close to local amenities, making them ideal for both suburban living and easy access to the larger town centre and nearby countryside. The area also offers a range of leisure facilities, shops and restaurants with both Wellington and Telford a short drive away.

DIRECTIONS
From our office on Market Street in Wellington turn right onto Bridge Road. At the roundabout take the second exit onto Spring Hill. In 130 yards turn right onto North Road. Stay on this road for 0.5 miles before turning left onto Whitchurch Road. In 0.3 miles turn left again onto Harley Close and then turn left again in 0.2 miles onto Haycocks Close. In approximately 100 yards you will find the property on your left-hand side.

ROOMS
GROUND FLOOR

LOUNGE
The spacious lounge provides views to the front elevation as well as a feature fireplace.

KITCHEN/DINER
The kitchen/diner provides ample worktop and storage space as well as French doors through to the conservatory.

CONSERVATORY
The conservatory provides a relaxing space with views and French doors to the garden.

FIRST FLOOR
BEDROOM ONE
A spacious double bedroom with views to the front elevation.

BEDROOM TWO
A double bedroom with views to the rear elevation.

BEDROOM THREE
A single bedroom which could also be used as a versatile space with views to the front elevation.

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

EXTERNAL
GARAGE
A single garage with up and over door and access to the rear aspect.

GARDEN
A well-sized garden with both grassed and patio area perfect for relaxation or entertaining.

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.