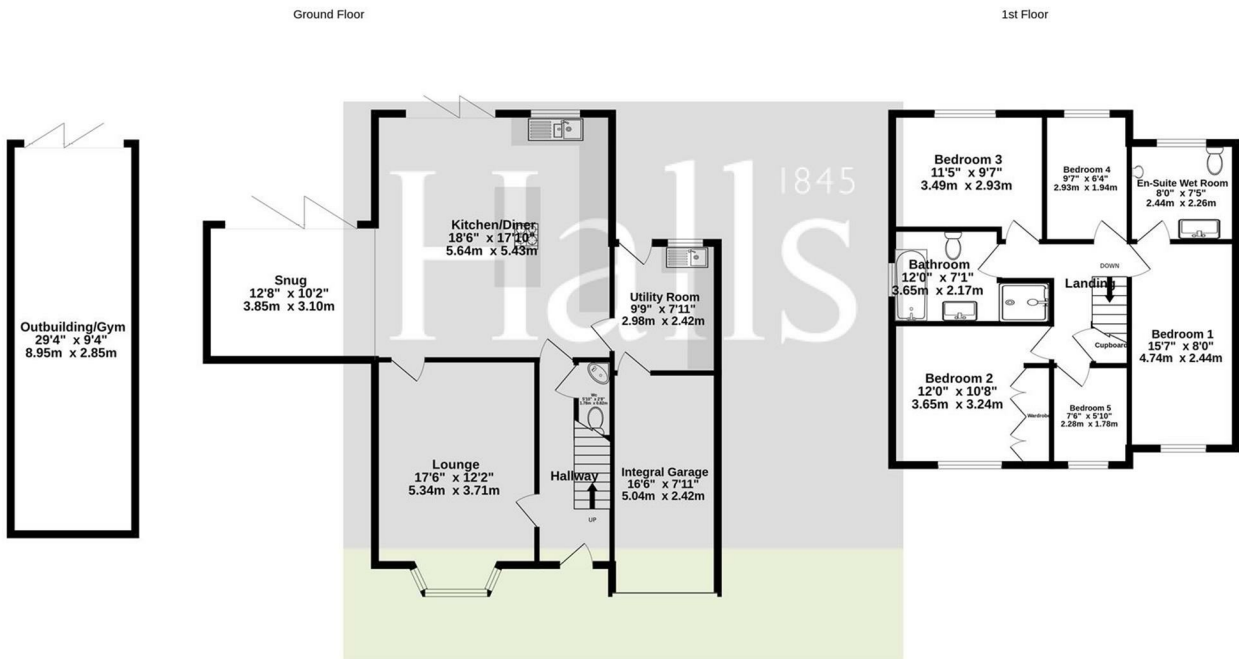


FOR SALE

2 Squires Close, Madeley, Telford, TF7 5RU



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. Made with Metropix ©2025



FOR SALE

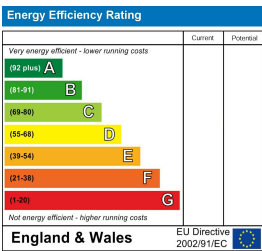
Offers in the region of £460,000

2 Squires Close, Madeley, Telford, TF7 5RU

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 impressive five-bedroom house in Squires Close, Madeley offers a perfect blend of space, comfort, and modern living. Ideal for families or those seeking extra room for guests or a home office, this property is designed to cater to a variety of lifestyles.




01952 971800


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




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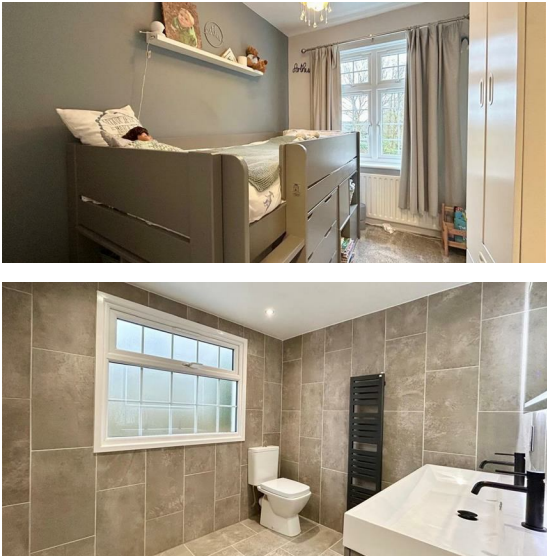
3 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Direct Access to the Lloyds Coppice Wood and Meadow.
- Newly Installed Boiler
- Newly Installed Double-Glazed Windows Throughout
- Recently Installed EV Charging Point.
- Driveway and Garage.
- Recently Refurbished.
- Hot tub Included
- Large Workshop/Shed

LOCATION
Squires Close 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 center, providing a wider range of shopping, dining, and entertainment options.

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, Squires Close 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 0.3 miles turn right onto Hermitage Way. Then turn left onto Squires Close in 110 yards and you will be able to find the property on your right in approximately 60 yards.

ROOMS
GROUND FLOOR

LOUNGE
A spacious lounge with a log burning stove and views to the front elevation.

KITCHEN/DINER
The large open-plan kitchen/diner offers ample worktop and storage space as well as bi-fold doors to the rear aspect.

SNUG
A versatile space perfect for family living, a playroom or entertaining with bi-fold doors leading out to the rear aspect.

UTILITY
The utility provides ample worktop and storage space with space for washing appliances and access to the garden.

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

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

EN-SUITE
A white three-piece suite comprising wash-hand basin, shower and W.C. as well as fully tiled floors and walls.

BEDROOM TWO
A double bedroom with fitted wardrobes and views to the front elevation.

BEDROOM THREE
Another double bedroom with views to the rear elevation.

BEDROOM FOUR
A single bedroom with views to the rear elevation.

BEDROOM FIVE
A single bedroom with views to the front elevation.

BATHROOM
Four-piece suite comprising bath, shower, wash-hand basin and W.C.

EXTERNAL

OUTBUILDING
The outbuilding is versatile space currently being used as a gym. Full electrics fitted.

LARGE WORKSHOP/SHED
To the side of the property with security door. Full electrics fitted

GARDEN
The spacious tiered garden provides both grassed and patioed area, perfect for entertaining and relaxing.

GARAGE
A single integral garage with new electric garage door

LOCAL AUTHORITY
Telford and Wrekin Council – 01952 380 000

COUNCIL TAX BAND
The property is currently showing as Council Tax Band D. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.