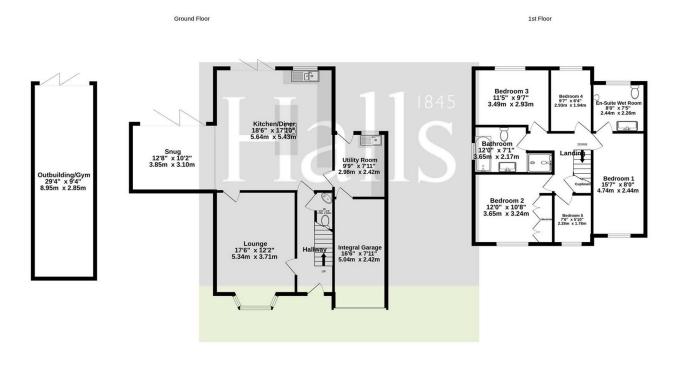
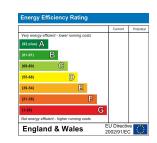
2 Squires Close, Madeley, Telford, TF7 5RU



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





01952 971800

Telford Sales

32 Market Street, Wellington, Telford, TF1 1DT E: telford@hallsgb.com





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FOR SALE

Offers in the region of £460,000

2 Squires Close, Madeley, Telford, TF7 5RU

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.







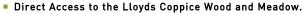












- Newly Installed Boiler
- Newly Installed Double-Glazed Windows Throughout
- Recently Installed EV Charging Point.
- Driveway and Garage.
- Recently Refurbished.
- Hot tub Included
- Large Workshop/Shed

DESCRIPTION

Located on a peaceful and well-established street, this generously sized five-bedroom detached home on Squires Close in Madeley offers a fantastic opportunity for family living. The property provides a wonderful balance of space, comfort, and practicality, making it an ideal choice for those looking for room to grow. The private garden includes a hot tub, ideal for outdoor use. The garage has been upgraded with a new electric door, providing ease of access and enhanced security. The property also benefits from newly installed double-glazed windows throughout, improving energy efficiency.

A full alarm system is in place for added security, and a newly installed boiler ensures reliable heating and hot water.

For electric vehicle owners, a recently installed EV charging point is conveniently located at the front of the property.

Additionally, there is direct access to the Lloyds Coppice wood and meadow at the rear of the garden, part of the Severn Gorge Countryside Trust, with walking routes leading to Ironbridge.

Inside, you'll find a welcoming entrance hall leading to a spacious living room, perfect for relaxing or entertaining. The modern kitchen is well-equipped with quality appliances and features an open-plan dining area, creating a bright and airy space for family meals. An additional versatile room can be used as a home office, playroom, or extra living space, depending on your needs.

The property boasts five good-sized bedrooms, with the master bedroom benefiting from an ensuite for added convenience. The remaining bedrooms offer plenty of room and natural light, providing comfortable spaces for family members or quests.

Outside, the property features a private garden, offering a lovely space for outdoor activities, gardening, or enjoying some peace and quiet as well as a separate garden building which is currently being used as a gym. The driveway provides ample parking space, and there's also a garage for additional storage or parking.

Situated in a friendly and quiet street, this home is well-connected to local amenities, schools, and transport links, making it a great choice for those seeking a comfortable and practical family home.



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@hallsgb.com.