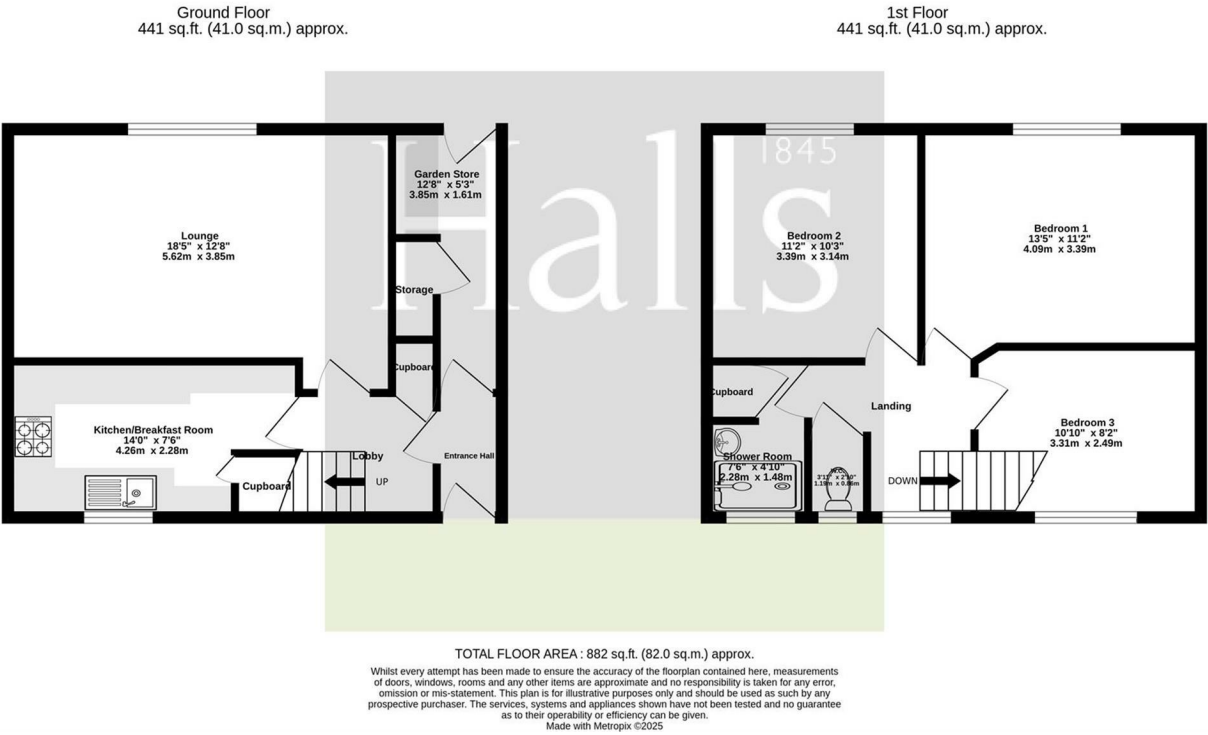


FOR SALE

34 Valley Road, Overdale, Telford, TF3 5BD



FOR SALE

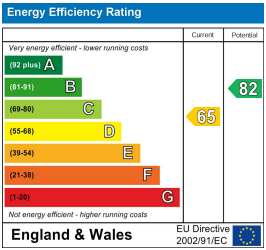
Offers in the region of £160,000

34 Valley Road, Overdale, Telford, TF3 5BD

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



A spacious three bedroomed mid terrace conveniently situated in this popular residential location close to local amenities.




01952 971800


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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Great Transport Links
- No Upward Chain
- In Need of General Modernisation
- Close to Amenities
- Three Bedrooms
- Total ft² - 926

DESCRIPTION

Halls Telford are delighted to present this chain-free, three-bedroom mid-terrace home, ideally situated just a short walk from the vibrant Telford Town Centre. Whether you're a first-time buyer looking for a home to make your own, or an investor seeking a promising buy-to-let opportunity, this property offers both space and potential in equal measure.

Recently decorated throughout, the property is clean and well-maintained, providing a blank canvas for the new owner to personalise and add their own style. The generous proportions of the home become apparent upon entering the welcoming entrance hall, which leads through to a spacious lounge—perfect for relaxing or entertaining guests.

The kitchen/breakfast room is well-sized and practical, with ample room for dining and scope for future enhancement. Upstairs, you'll find three comfortable bedrooms offering versatile accommodation for families, guests, or a home office setup. A separate WC and an additional shower room add convenience and flexibility to the upper floor.



Externally, the property benefits from well-proportioned gardens to both the front and rear, providing plenty of outdoor space for recreation or gardening enthusiasts. There's also a useful garden storage area—ideal for keeping tools, bikes, or seasonal items neatly tucked away.

Early viewing is highly recommended to fully appreciate the spacious layout and potential this home has to offer. With its excellent location, no onward chain, and scope for improvement, this is a fantastic opportunity not to be missed.

LOCATION

Overdale is a well-connected, residential area in Telford, offering a mix of green space, local amenities, and a strong community feel. It's popular with families thanks to nearby schools, parks, and play areas. While it's quiet and laid-back, Overdale is just a short trip from Telford town centre, as well as providing great transport links to the M54, nearby Telford Central train station and bus routes, making it a convenient place to live.

DIRECTIONS

From our office on Market Street, Wellington, turn left onto Bridge Road. Stay on this road for 0.4 miles before taking the second exit at the roundabout onto Glebe Street. In 310 yards, turn right onto High Street. Bear left in 0.3 miles onto Watling Street. At the roundabout in 0.7 miles take the second exit onto Holyhead Road. Turn right in 0.4 miles onto Waterloo Road and take a left in 0.8 miles. In 90 yards, turn right onto Valley Road where you will find the property on your right hand side in approximately 190 yards.



ROOMS

GROUND FLOOR

LOUNGE

18'5" x 12'7"

KITCHEN/BREAKFAST ROOM

13'11" x 7'5"

GARDEN STORE

12'7" x 5'3"

FIRST FLOOR

BEDROOM ONE

13'5" x 11'1"

BEDROOM TWO

11'1" x 10'3"

BEDROOM THREE

10'10" x 8'2"

SHOWER ROOM

7'5" x 4'10"

W.C.

3'10" x 2'9"

EXTERNAL

GARDENS

The property benefits from an enclosed front garden with a path leading up to the front door. To the rear, there is a good size private garden, with patios and a large lawn area.

LOCAL AUTHORITY

Telford and 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.