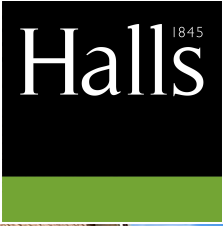
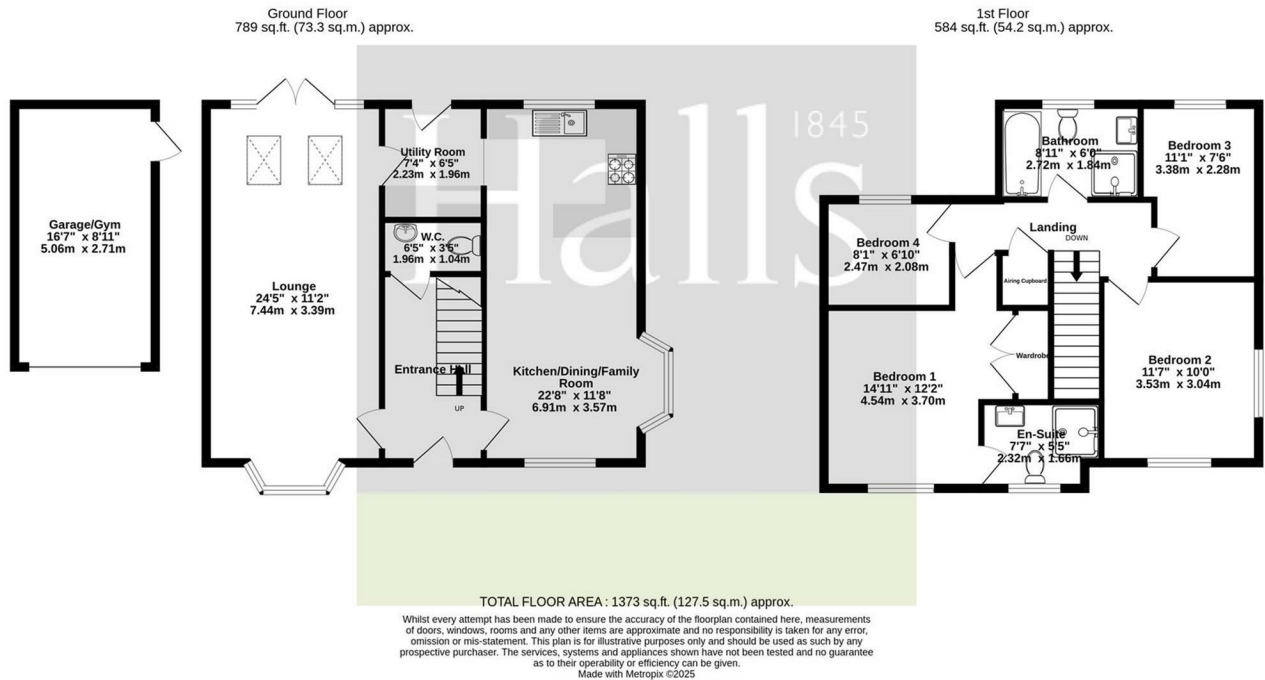


FOR SALE

56 Ever Ready Crescent, Hinkshay, Telford, Shropshire, TF4 3GL



FOR SALE

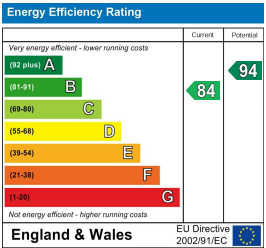
Offers in the region of £400,000

56 Ever Ready Crescent, Hinkshay, Telford, Shropshire, TF4 3GL

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



Well-presented four-bedroom home in a sought-after location, enjoying a tree-lined rear aspect and easy access to Silkin Way and Telford's Southwater Development. Features include a bright dual-aspect lounge, open-plan kitchen/diner/family room, utility room, four bedrooms with en-suite to the master bedroom, and a stylish four-piece family bathroom. Outside, the property features a low-maintenance south-facing garden with composite decking and an outdoor kitchen, as well as driveway parking and a garage currently used as a gym.



01952 971800

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



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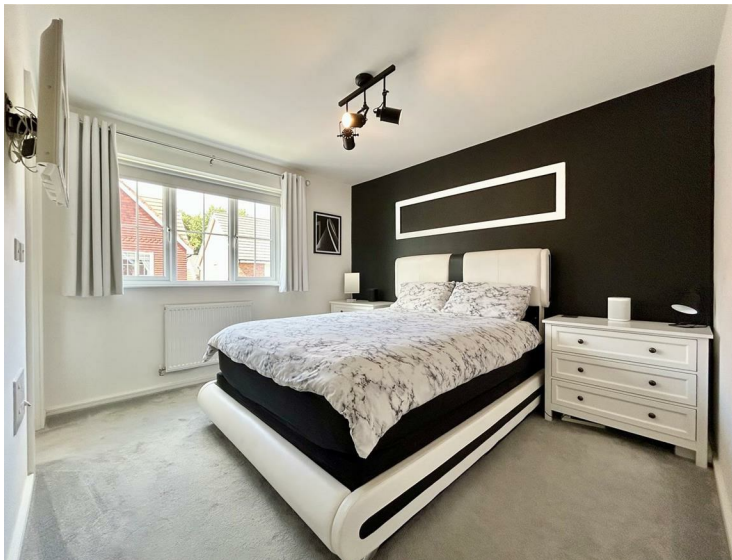
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Well Positioned Corner Plot
- Garage with Driveway
- Open-Plan Kitchen/Dining/Family Room
- Close to Telford's Southwater Development & Town Park
- Beautifully Presented Throughout
- Total ft² - 1373

DESCRIPTION
Nestled in a sought-after location, close to a range of amenities, this beautifully presented four-bedroom home offers spacious and versatile accommodation.

Upon entering, you're welcomed into a bright and inviting entrance hall, with access to the downstairs rooms and a convenient WC. The dual-aspect lounge is a bright and airy space, featuring Velux windows and French doors that open onto the rear garden.

The open-plan kitchen/diner/family room is equally impressive, boasting a range of wall and base units, triple aspect windows, and a charming bay window that fills the room with natural light. A separate utility room provides additional practicality, with further storage and plumbing for appliances.

Upstairs, the landing gives access to an airing cupboard and four well-proportioned bedrooms. The main bedroom features fitted wardrobes and a private en-suite with a stylish white three-piece shower suite. The remaining three bedrooms are all good sizes, while a modern family bathroom— with a four-piece suite including a separate bath and shower—completes the upper floor.

Outside, the property continues to impress. A driveway leads to the garage, currently set up as a gym, and the front garden is neatly framed by a classic box hedge. To the rear, the low-maintenance, south-facing garden offers a peaceful retreat with a composite decking area and an impressive outdoor kitchen—perfect for alfresco dining and summer entertaining.

Early viewing is highly recommended.

LOCATION
Located on a modern residential estate with a picturesque tree-lined backdrop to the rear, this property enjoys a highly convenient position just moments from the local path network, offering easy access to the Silkin Way—perfect for scenic walks through Telford Town Park and beyond. The Dawley District Centre and well-regarded schools, including Phoenix Academy, are also within easy reach. Excellent road links provide seamless connectivity to all areas of Telford. The property is a five minute walk into the highly anticipated Southwater Development, with it's wide array of dining, shopping and entertainment, making this location highly desirable.

GROUND FLOOR

ENTRANCE HALL

- W.C.**
- LOUNGE**
24'4" x 11'1"
- KITCHEN/DINING/FAMILY ROOM**
22'8" x 11'8"
- UTILITY ROOM**
7'3" x 6'5"
- FIRST FLOOR**
- LANDING**
- BEDROOM 1**
14'10" x 12'1"
- EN-SUITE**
- BEDROOM 2**
11'6" x 9'11"
- BEDROOM 3**
11'1" x 7'5"
- BEDROOM 4**
8'1" x 6'9"
- BATHROOM**
- EXTERNAL**
- GARAGE**

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.

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.