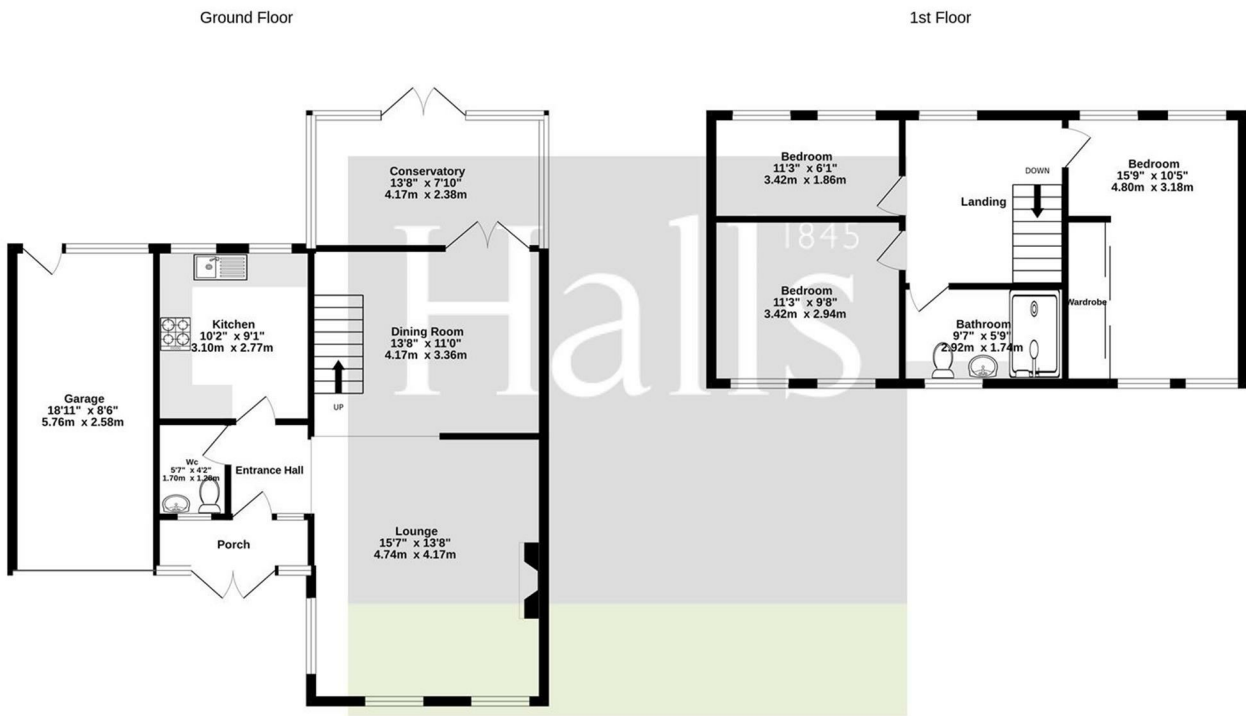


FOR SALE

26 Langholm Green, Madeley, Telford, TF7 5RN



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.
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FOR SALE

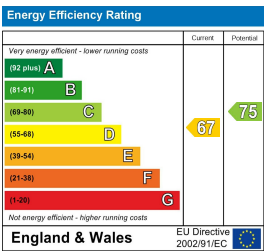
Offers in the region of £295,000

26 Langholm Green, Madeley, Telford, TF7 5RN

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 well-presented house offers an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. Langholm Green is a peaceful neighbourhood whilst being conveniently located near local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal location for families.



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



- Beautiful Landscaped Garden
- Integral Garage
- Well-Presented Throughout
- Scandinavian Style Sitting Room
- Recently Fitted Shower Room
- Open-Plan Ground Floor

DESCRIPTION
Halls are delighted to present this attractively proportioned three-bedroom detached home, ideally situated in one of Telford’s most sought-after residential neighbourhoods. Offering a thoughtfully designed layout, this charming property is perfectly suited to downsizers or families looking for room to grow.

Step inside and you’ll immediately appreciate the sense of space and light that flows throughout the ground floor. The welcoming lounge provides a warm and inviting setting for everyday living or relaxed evenings with loved ones. French doors lead into the conservatory—a sun-drenched haven that seamlessly blends indoor comfort with garden views, perfect for morning coffee or entertaining guests all year round.

The kitchen is both practical and well-equipped, offering ample storage and workspace for keen cooks or busy family life. A handy downstairs W/C adds extra convenience, while internal access to the integral garage provides valuable additional space and storage options.

Upstairs, the home continues to impress with two generous double bedrooms and a well-sized third bedroom—ideal as a nursery, guest room, or home office. The stylish three-piece family bathroom completes the upper floor, providing a tranquil spot to unwind after a long day.

Outside, the property enjoys a private driveway and an integral garage, offering secure parking and further storage. To the rear, a beautifully maintained garden offers a peaceful retreat—perfect for summer barbecues, children’s play, or simply relaxing in the sunshine.

Well-presented throughout, this lovely home is in good overall condition and offers exciting potential for light cosmetic updates to reflect your own tastes and style. Its prime location ensures easy access to a range of local amenities, reputable schools, and excellent transport links, making daily life both easy and enjoyable.

With its generous living space, superb location, and potential to personalise, this property represents a fantastic opportunity to create a long-term home in a thriving community. Early viewing is highly recommended.

LOCATION
Langholm Green is located in the charming area 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 centre, providing a wider range of shopping, dining, and entertainment options. The World Heritage Site of Ironbridge Gorge is only a mile away, with a wonderful selection of museums, nature walks and eateries to enjoy.

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, Langholm Green offers a quiet, residential setting while still being close to everything you need for everyday life.

- ROOMS**
- GROUND FLOOR**
- LOUNGE**
14'7" x 13'8"
- DINING ROOM**
13'8" x 11'0"
- KITCHEN**
10'2" x 9'1"
- CONSERVATORY**
13'8" x 7'9"
- W.C.**
5'6" x 4'2"
- FIRST FLOOR**
- BEDROOM ONE**
15'8" x 10'5"
- BEDROOM TWO**
11'2" x 9'7"
- BEDROOM THREE**
11'2" x 6'1"

BATHROOM
9'6" x 5'8"

EXTERNAL

GARAGE
18'10" x 8'5"

GARDEN

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.

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.