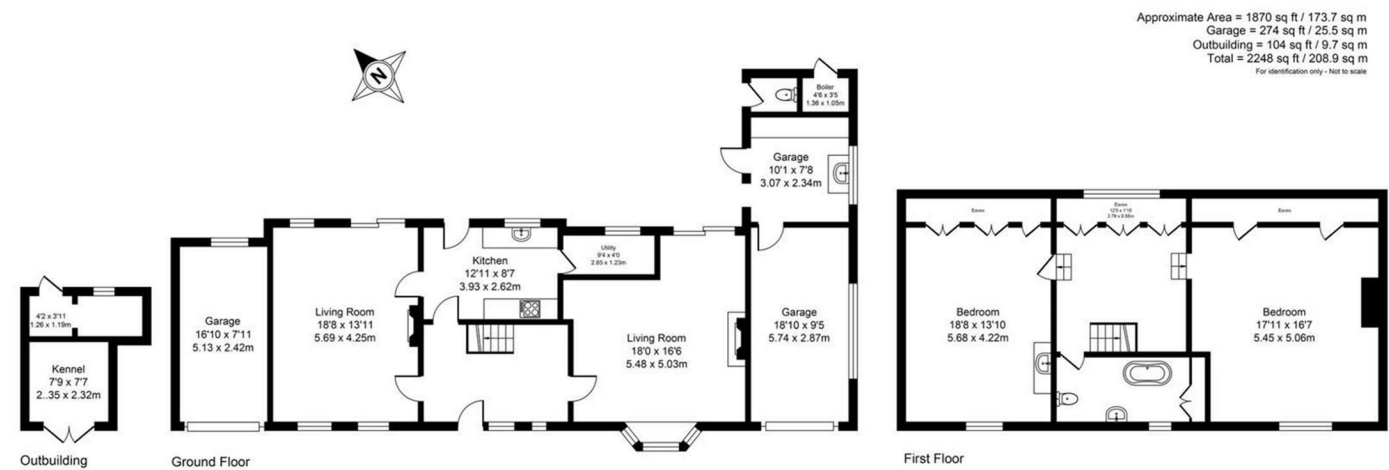


FOR SALE

Two and Three, 10 Charlton, Telford, TF6 5EU



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FOR SALE

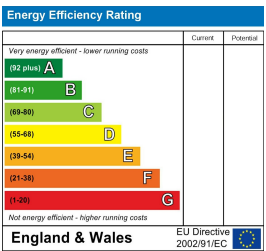
Offers in the region of £265,000

Two and Three, 10 Charlton, Telford, TF6 5EU

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 charming two-bedroom cottage offering excellent potential for modernisation. The property features two double bedrooms and a bathroom upstairs, along with two reception rooms, a kitchen, and a separate pantry on the ground floor. With a generous garden, two garages and stunning views of The Wrekin, this characterful home provides a fantastic opportunity for buyers looking to create their ideal countryside retreat. Early Viewing is advised.



01952 971800

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



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01952 971800


2 Reception
Room/s


2 Bedroom/s


1 Bath/Shower
Room/s



- In Need of Modernisation
- Beautiful Semi-Rural Location with Beautiful Views
- Two Garages
- NO ONWARD CHAIN
- EPC - D
- Total ft² - 2248.00

DESCRIPTION
This character-filled two-bedroom cottage presents a rare opportunity for those seeking a home with genuine potential in a beautiful rural setting. The ground floor offers two reception rooms, a traditional kitchen, and a useful pantry, providing a flexible layout that could be reconfigured or updated to suit modern living.

Upstairs, the property benefits from two well-sized double bedrooms and a bathroom. While the cottage is in need of modernisation throughout, it offers outstanding scope to enhance, extend, or reimagine the space (subject to necessary permissions).

Outside, the property enjoys two garages, a good-sized garden, ideal for landscaping or outdoor leisure, and boasts picturesque views of The Wrekin—making it perfect for those who appreciate a peaceful setting with scenic surroundings.

LOCATION
Located in the charming village of Charlton, Telford (TF6 5EU), Two and Three offer a peaceful rural setting with easy access to local amenities and excellent transport links. This desirable area combines countryside living with convenient proximity to Telford, Wellington, and wider Shropshire.

ROOMS
GROUND FLOOR

KITCHEN
12'10" x 8'7"

LIVING ROOM
17'11" x 16'6"

DINING ROOM
18'8" x 13'11"

PANTRY
9'4" x 4'0"

FIRST FLOOR

BEDROOM ONE
17'10" x 16'7"

BEDROOM TWO
18'7" x 13'10"

BATHROOM

EXTERNAL

GARAGE ONE
16'9" x 7'11"

GARAGE TWO
18'9" x 9'4"

GARDEN

LOCAL AUTHORITY
Telford & Wrekin

COUNCIL TAX BAND
Council Tax Band: E

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.