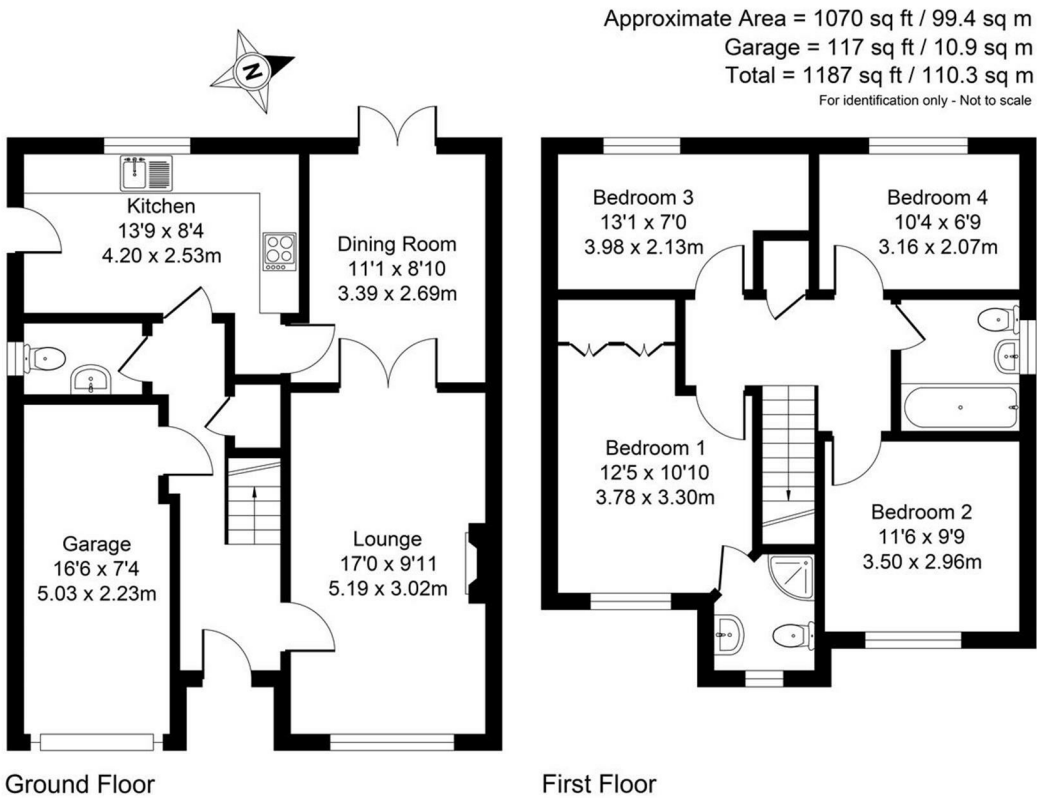


FOR SALE

27 Porchester Close, Leegomery, Telford, TF1 6ZU



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

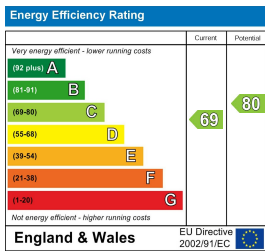
Offers in the region of £369,950

27 Porchester Close, Leegomery, Telford, TF1 6ZU

**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 beautifully presented four-bedroom detached family home overlooking a peaceful wooded copse in a highly sought-after residential area. Immaculately maintained and tastefully updated, this property offers generous living space, a modern kitchen with integrated appliances, an en suite master bedroom, and a stunning rear garden with a large patio. Ideally located for excellent schools, local amenities, and convenient access to Wellington and Telford.



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



- Cul-de-sac location
- Pleasant outlook and walking routes
- Beautifully presented throughout
- Easy access to Wellington and Telford
- Convenient links to the M54 and rail services
- Spacious accomodation

DESCRIPTION

This impressive four-bedroom detached home is set in a popular residential spot with views across the pleasant woodland copse, a real bonus for anyone who enjoys having green space on the doorstep. The property has been extremely well cared for by the current owner, with thoughtful updates throughout that give the home a warm, well-finished feel.

The entrance hall leads to a handy cloakroom/WC, access to the integrated garage, with the main lounge positioned at the front of the house, enjoying plenty of natural light. Double doors connect through to a generous dining room, creating a sociable layout that works well for family life or when entertaining. From here, French doors open directly onto the rear patio.

The kitchen is well laid out and fitted with a good range of modern units and integrated appliances including a gas hob, electric oven, washing machine, dishwasher and fridge/freezer. There is also space for a kitchen table.

Upstairs, the main bedroom includes fitted wardrobes and its own en suite shower room. There are three further bedrooms, all a good size, along with a well-presented family bathroom.

Outside, the property offers a double-width driveway, garage, a neat front lawn and a lovely rear garden with a large patio area, lawn and established shrub borders.

With schools, local shops and easy routes to Wellington and Telford close by, this is a great opportunity to purchase a well-kept home in a convenient and attractive location.

LOCATION

Porchester Close is positioned in a popular part of Leegomery, a location appreciated for its blend of quiet residential streets and close proximity to essential amenities. The area offers a range of local services including primary and secondary schools, a medical practice, leisure centre, supermarket and green open spaces ideal for families and dog walkers. Wellington is just over a mile away, providing a traditional market town environment with independent shops, supermarkets and a train station with direct services to Shrewsbury, Birmingham and beyond. Telford Town Centre, with its extensive retail and leisure facilities, is only a short drive away, and the nearby M54 provides excellent road connections across Shropshire and into the West Midlands.

ROOMS

GROUND FLOOR

HALLWAY

LOUNGE  
17 x 9'11

KITCHEN/BREAKFAST ROOM  
13'9 x 8'4

DINING ROOM  
11'1 x 8'10

FIRST FLOOR

BEDROOM ONE  
12'5 x 10'10

EN-SUITE

BEDROOM TWO  
11'6 x 9'9

BEDROOM THREE  
13'1 x 7

BEDROOM FOUR  
10'4 x 6'9

BATHROOM

EXTERNAL

GARAGE

GARDEN

LOCAL AUTHORITY  
Telford & 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.