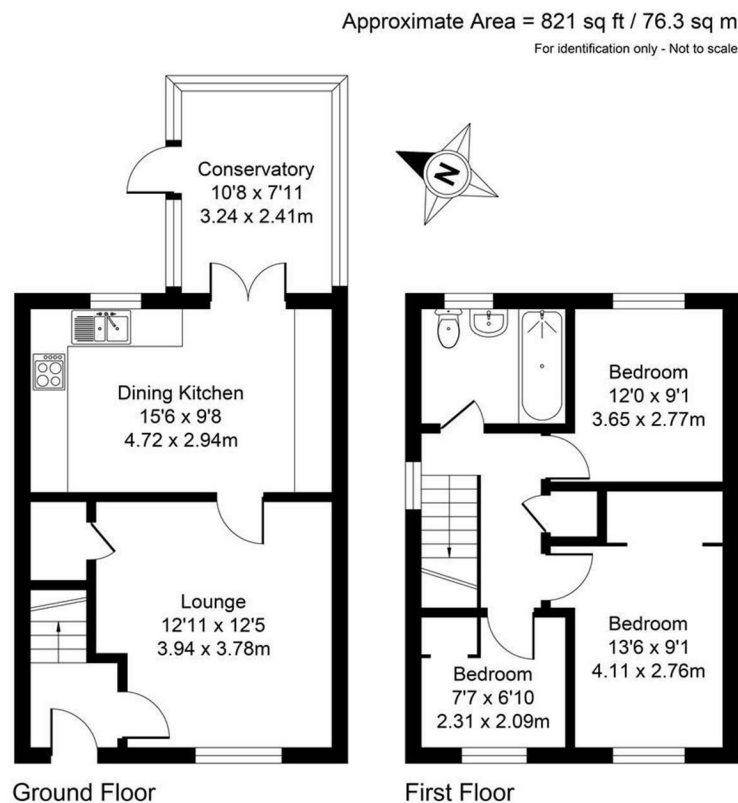


FOR SALE

50 Jarman Drive, Horsehay, Telford, TF4 3UP



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

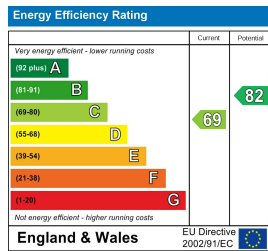
Offers in the region of £245,000

50 Jarman Drive, Horsehay, Telford, TF4 3UP

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 very well-presented three-bedroom semi-detached home located on the popular Jarman Drive in Horsehay. The property benefits from a double-width driveway, a bright lounge, spacious kitchen/breakfast room with ample storage and integrated appliances, and a conservatory overlooking the rear garden. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. The home also boasts a good-sized private garden.



01952 971800

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Double-width driveway
- Good-sized garden
- Beautifully Presented Throughout
- Integrated Kitchen Appliances
- Desirable location
- Conservatory

DESCRIPTION
Situating in the sought-after residential area of Horsehay, this attractive three-bedroom semi-detached home offers well-planned accommodation, modern comforts, and excellent kerb appeal. The property is set back from the road with a double-width driveway, providing convenient off-street parking for multiple vehicles.

Upon entering, the welcoming entrance hall offers access to the staircase ahead, with a door to the right opening into the comfortable front lounge. This bright and airy living space provides an ideal area for relaxation and flows seamlessly through to the kitchen/breakfast room at the rear. The kitchen is a standout feature, offering plentiful storage, generous worktop space, and integrated appliances. From here, double doors lead into the conservatory, creating an additional versatile living/dining area with lovely views over the garden.



On the first floor, you will find three well-proportioned bedrooms, making this property perfect for families or those needing a home office. A well-appointed family bathroom completes the accommodation.

Outside, the property enjoys a good-sized rear garden, offering a mix of lawn and patio areas—ideal for entertaining, gardening, or simply enjoying the outdoors.

This is a fantastic opportunity to purchase a move-in ready home in a popular and convenient location close to local amenities, schools, and transport links.

LOCATION
Set within the popular and well-established community of Horsehay, the property is ideally positioned for access to a range of local amenities, including shops, schools and leisure facilities. The area offers excellent transport links, with convenient routes into Telford Town Centre, Lawley and the wider Shropshire area, as well as nearby woodland walks and green spaces perfect for families and dog owners. Horsehay is known for its peaceful residential feel while still being close to everything you need, making it a highly desirable location for a variety of buyers.

ROOMS



- GROUND FLOOR**
- ENTRANCE HALL**
- KITCHEN/BREAKFAST ROOM**
15'6 x 9'6
- LOUNGE**
12'11 x 12'5
- CONSERVATORY**
10'8 x 7'11
- FIRST FLOOR**
- BEDROOM ONE**
13'6 x 9'1
- BEDROOM TWO**
12 x 9'1
- BEDROOM THREE**
7'7 x 6'10
- BATHROOM**
- EXTERNAL**
- LOCAL AUTHORITY**
Telford and Wrekin Council



COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
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.