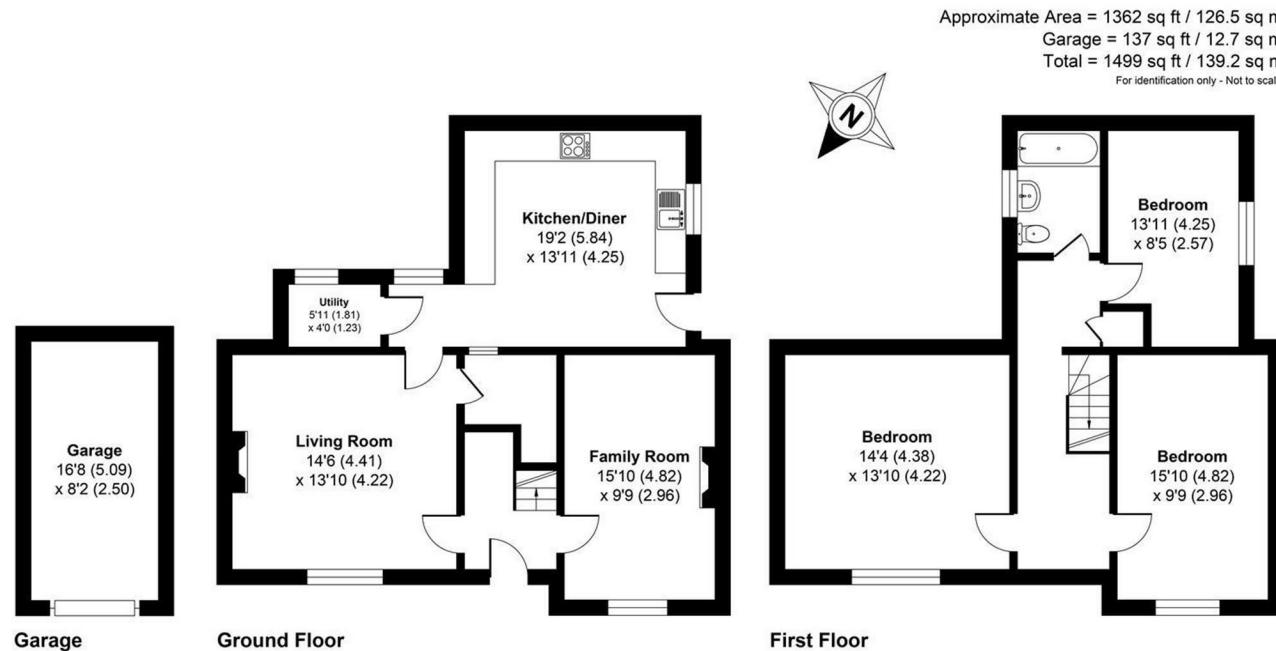


FOR SALE

35 Great Bolas, Telford, TF6 6PQ

Halls<sup>1845</sup>



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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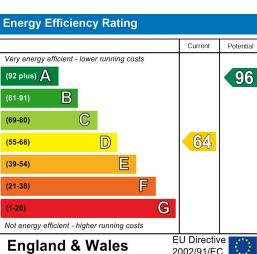
FOR SALE

Offers in the region of £360,000

**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 well-presented three-bedroom semi-detached cottage offering two reception rooms with feature fireplaces, a bright kitchen/diner, modern bathroom, and a generous garden with garage and driveway. Updated with new windows and doors, an upgraded consumer unit, and LPG central heating, the property combines character with practical, comfortable living and is ready to move into.

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01952 971800

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



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01952 971800

2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- **Idyllic Semi-Rural Location**
- **Character Features**
- **Detached Garage**
- **Two Reception Rooms**
- **Sought-After Village**
- **Utility Room**

**DESCRIPTION**

This three-bedroom semi-detached cottage is in a popular village location, offering a peaceful setting while still being well placed for Telford, Newport and Market Drayton. Set on a good-sized plot with well-kept gardens, the house blends original character with practical living space and some sensible modern updates.

Inside, the house feels warm and welcoming. There are two good-sized reception rooms, both with feature fireplaces, making them comfortable spaces to relax or spend time with family and friends. The rooms are flexible and could be arranged to suit different needs, whether that's a separate dining area, a snug, or a home workspace.

The kitchen/diner is bright and functional with space for a dining table, and there's also a separate boiler/utility room, which helps keep appliances and storage out of the main living areas.

Upstairs, there are three well-proportioned bedrooms, all with plenty of natural light. These work equally well as family bedrooms, guest rooms, or a home office. A modern family bathroom completes the first floor.

Outside, the garden is a real asset. There's plenty of space for children to play, for gardening, or simply for sitting outside in warmer weather. The property also benefits from a garage, private driveway and countryside views.

The current owners have carried out a number of practical improvements, including new windows and doors, an updated consumer unit, additional sockets in each bedroom, and a new LPG tank. Along with LPG central heating and double glazing, these updates make the house comfortable and ready to move into.

**LOCATION**

The cottage sits in a quiet, friendly village of Great Bolas with a strong sense of community. Despite the rural feel, it's well placed for getting around Shropshire, with good transport links and straightforward access to nearby towns. Local amenities, schools and community facilities are all close by, making day-to-day life easy and practical.

**ROOMS****GROUND FLOOR****ENTRANCE HALL****KITCHEN/DINER**

19'2 x 13'11

**LIVING ROOM**

14'6 x 13'10

**FAMILY ROOM**

15'10 x 9'9

**UTILITY**

5'11 x 4'0

**FIRST FLOOR****BEDROOM ONE**

14'4 x 13'10

**BEDROOM TWO**

15'10 x 9'9

**BEDROOM THREE**

13'11 x 8'5

**BATHROOM****EXTERNAL****GARAGE****GARDEN****LOCAL AUTHORITY**

Telford &amp; Wrekin Council

**COUNCIL TAX BAND**

Council Tax Band: D

**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.