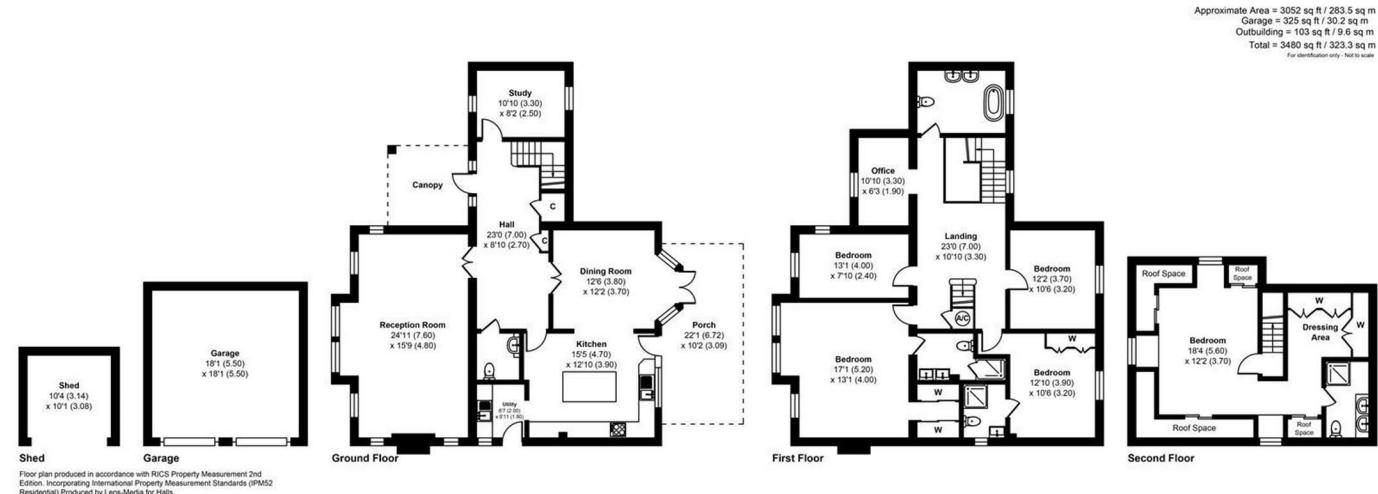


FOR SALE

37 Dulwich Grange, Bratton, Telford, TF5 0ED

Halls¹⁸⁴⁵



Halls¹⁸⁴⁵



FOR SALE

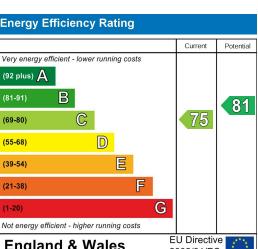
Offers in the region of £775,000

37 Dulwich Grange, Bratton, Telford, TF5 0ED

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



Spacious and stylish detached family home arranged over three floors, offering flexible living space, five bedrooms including three en-suites and a family bathroom, and a refitted kitchen with utility, study and guest cloakroom. New flooring throughout enhances the modern feel.

Landscaped rear garden with summer house, paved seating area, generous driveway parking and double garage complete the picture.



Halls¹⁸⁴⁵

01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
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01952 971800

2 Reception
Room/s

5 Bedroom/s

4 Bath/Shower
Room/s

- Double Garage
- Landscaped Gardens
- Versatile Accommodation
- Well-Presented
- Spacious Throughout
- Large Corner Plot

DESCRIPTION

From the moment you step inside, this substantial detached home feels calm, welcoming and thoughtfully laid out for family life. The generous entrance hall sets the tone, leading you through to well-proportioned living and dining rooms that invite both everyday relaxation and easy entertaining. The kitchen has been beautifully updated and feels like the heart of the home, with French doors opening onto a recently laid decking area - perfect for al fresco dining. The ground floor is complemented by a separate utility room, a newly refitted guest cloakroom and a quiet study space—ideal for working from home or homework sessions.

The first floor is arranged around four comfortable bedrooms, including two with stylishly refitted en-suite bathrooms, alongside a large family bathroom that serves the remaining rooms with ease. Each space feels bright and well balanced, offering flexibility for growing families or visiting guests.

The top floor is something special: a spacious bedroom suite that feels private and indulgent, complete with a refitted en-suite shower room and a dedicated dressing area. It's an ideal main bedroom retreat, guest suite or teenager's haven.

Throughout the house, the flooring has been replaced, giving the interior a fresh, cohesive feel from top to bottom. Downlighting also throughout.

Outside, the rear garden is a real pleasure—thoughtfully landscaped and bordered by mature shrubs and roses, it offers both colour and privacy. A wooden summer house, complete with power and lighting, adds versatility, whether for hobbies, work or quiet moments away from the main house. A paved area provides the perfect spot for outdoor dining and relaxed summer evenings.

To the front, the property is approached by a brick-paved driveway with additional parking, leading to a double garage with loft storage. A lawned garden wraps around the front and side of the house, enhancing the sense of space and setting the home comfortably back from the road.

LOCATION

Bratton is a peaceful village offering a tranquil rural setting while still being within easy reach of the town's amenities. Surrounded by scenic countryside, Bratton is ideal for those who enjoy outdoor activities, with numerous walking and cycling routes, including the famous Silkin Way, nearby. The village offers a relaxed atmosphere, with local shops and schools, while Telford Town Centre is just a short drive away, providing a wider range of services, shopping, and leisure options. Well-connected by road, Bratton offers the perfect balance of countryside living with convenient access to urban conveniences.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

Reception Hall 7m x 2.7m
Downstairs cloakroom
Lounge 7.6m x 4.8m
Large Kitchen 4.7m x 3.9m
Dining Room 3.8m x 3.7m
Utility Room
Study 3.3m x 2.5m

FIRST FLOOR

Landing
Bedroom 5.2m x 4m
En Suite Shower Room
Bedroom 3.9m x 3.2m
En Suite Shower Room
Bedroom 3.7m x 3.2m
Bedroom 4m x 2.4m
Office 3.3m x 1.9m
Family Bathroom

SECOND FLOOR

Master Bedroom Suite -
Bedroom 5.6m x 3.7m
Dressing Area
En Site Shower Room

DOUBLE GARAGE

18'0" x 18'0"

KEY FEATURES

1. A recently installed log-burner in the lounge. 2. The kitchen benefits from a 2 year-old Range Cooker, centre island, space for an American-style fridge/freezer, and the boiler was installed around in November 2025. 3. The utility room provides space for a washing machine and dryer. 4. Externally, the property also includes: two roll-away awnings, three sheds in good-order, and a 2000L rainwater irrigation system. 5. The property is protected by the following security features: four HIK Security Cameras, security lights, and a burglar alarm.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: G

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.