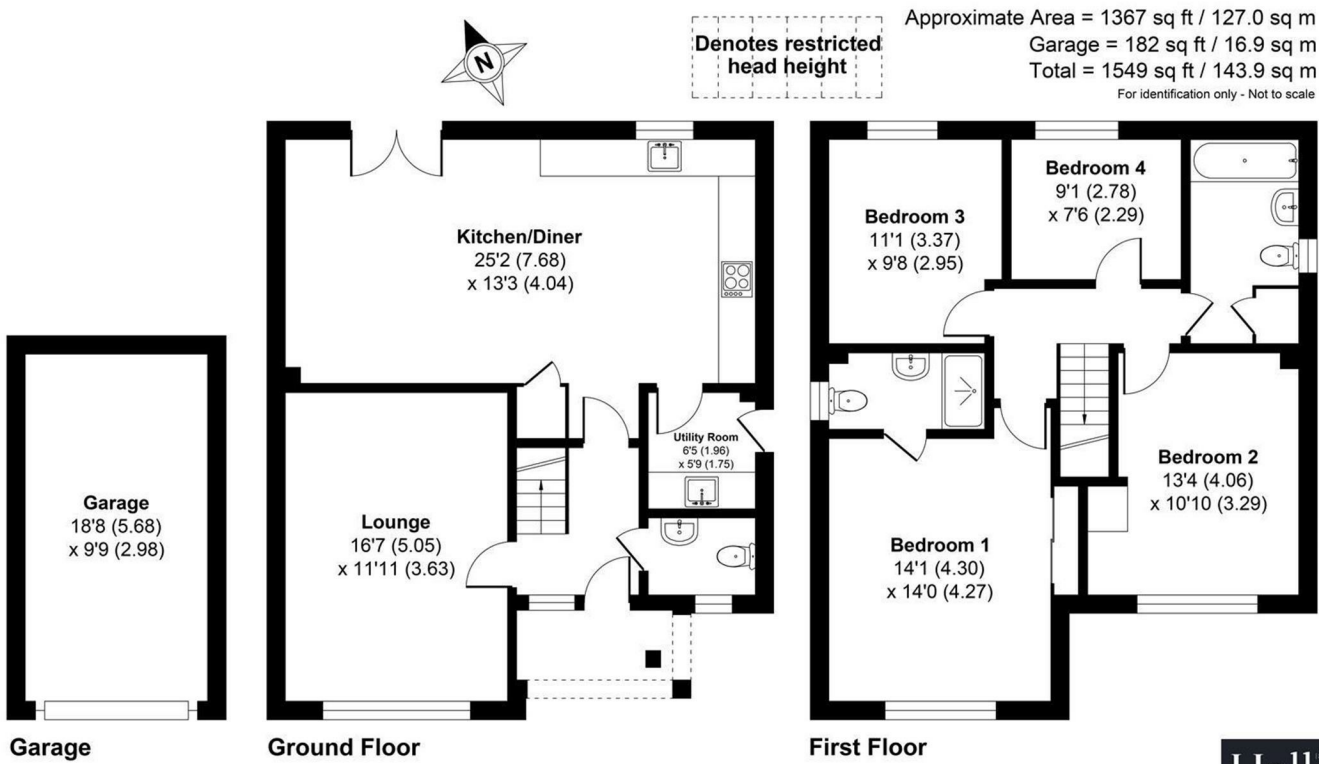


FOR SALE

1 Miller Meadow, Leegomery, Telford, TF1 6NR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



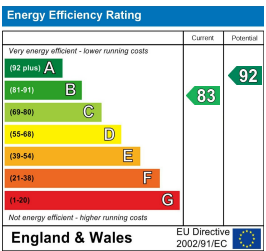
FOR SALE

Offers in the region of £365,000

1 Miller Meadow, Leegomery, Telford, TF1 6NR

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 four-bedroom detached family home set in a sought-after area of Telford, close to excellent schools and local amenities. Offering spacious open-plan living, a main bedroom with en-suite, ample off-road parking, and a lawned rear garden ideal for family life. A fantastic opportunity in a popular location — early viewing recommended.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



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01952 971800



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Air Source Heating
- Garage with Driveway
- Close to Amenities
- Great Transport Links
- En-Suite to Main Bedroom
- Well-Presented

DESCRIPTION

Halls are pleased to present this well-maintained four-bedroom detached family home, situated in a popular and highly sought-after area of Telford, close to local amenities and well-regarded schools.

The property makes a welcoming first impression, with the current owner having created additional off-road parking to the front. Inside, the home offers a bright entrance hall leading to a comfortable sitting room filled with natural light, ideal for family evenings and relaxing after a busy day.

The heart of the home is the spacious open-plan kitchen and dining area, perfectly suited to modern family life. With ample storage and space for a large dining table, it's ideal for everyday meals, homework sessions, and entertaining friends and family. A separate utility room and downstairs cloakroom add valuable practicality.

Upstairs are four generously sized bedrooms, including a main bedroom with en-suite shower room. The remaining bedrooms are versatile and well proportioned, supported by a modern family bathroom.

Outside, the rear garden is mainly laid to lawn, offering a safe and flexible space for children to play or for families to enjoy time outdoors. Overall, this is a fantastic family home in a desirable location, and early viewing is highly recommended.

LOCATION

Located in the sought-after residential area of Leegomery, this property is close to a range of local amenities, including a Primary School. Apley Woods and Nature Reserve, just a short distance away, offer a variety of scenic walking routes. The property is well-connected by an excellent road network, providing easy access to the historic market town of Wellington and the modern leisure and shopping facilities at Telford Town Centre.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

16'7 x 11'11

KITCHEN/DINER

25'2 x 13'3

UTILITY

6'5 x 5'9

W.C.

FIRST FLOOR

BEDROOM ONE

14'1 x 14'0

EN-SUITE

BEDROOM TWO

13'4 x 10'10

BEDROOM THREE

11'1 x 9'8

BEDROOM FOUR

9'1 x 7'6

FAMILY BATHROOM

EXTERNAL

TENURE AND POSSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX

Council Tax Band: E

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.