



SAMUEL WOOD

Woodhouse Lodge, 5-6 Redhill, Telford, Shropshire, TF2 9PA

Asking Price £539,000



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- Charming Character Property
- Delightful Living Space With Original Features
- Living Room With A Woodburner
- Detached Garage and Man Cave
- Exquisite Gardens Extending To 0.28 Acres
- No Upward Chain
- Bespoke Farmhouse Kitchen
- Three Double Bedrooms
- Summerhouse Serving As A Home Office
- EPC Rating F

Welcome to Woodhouse Lodge, a quintessential and charming property situated in the attractive Redhill area of Telford.

This impressive and improved residence offers a private position, nestled within a lovely garden that extends to 0.28 of an acre. This property is perfect for those looking for a peaceful lifestyle with only one neighbour nearby.

Woodhouse Lodge occupies a prime position, providing excellent accessibility to Telford, Wolverhampton, Birmingham, and the historic county town of Shrewsbury.

This delightful property showcases a blend of traditional character and contemporary living, making it an ideal family home. With its serene surroundings we highly recommend viewing this exceptional property at the earliest opportunity.

As you step into Woodhouse Lodge, you are welcomed by a spacious and inviting entrance hall. This leads you into the delightful living room space featuring a wood burner adding both warmth and character, making it the perfect spot for cosy evenings. A central natural stone pillar artfully divides the living room and lovely study area, offering aspect of the garden and an ideal setting for work or relaxation.

Adjacent is the formal dining room, featuring an impressive beamed ceiling and an original cast iron fireplace set into the chimney wall, adding historical charm.

At the heart of the home, the bespoke farmhouse kitchen, combines traditional style with modern functionality. This well-appointed kitchen is designed to meet the needs of a busy family while retaining a charming, rustic aesthetic.

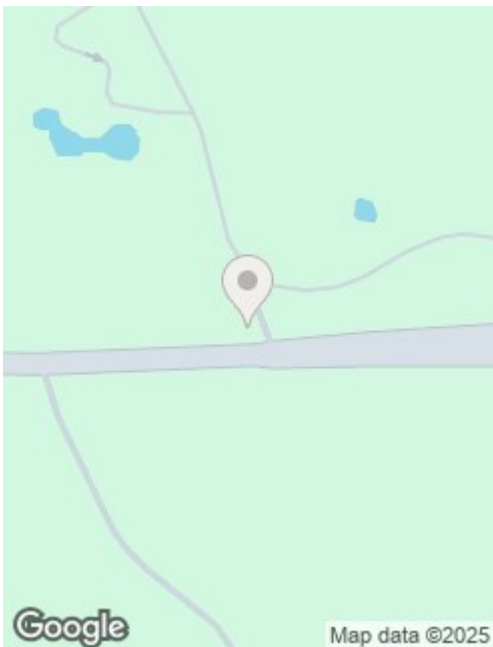
Conveniently located off the entrance hall, the utility room offers practical space whilst adjacent ground floor shower room WC is a thoughtful addition. The glazed conservatory, is a bright and airy space to seamlessly blend indoor and outdoor living.

As you ascend to the first floor you are met with three attractive double bedrooms, each are enhanced by built-in wardrobes, offering plenty of storage space.

The Lodge is a handsome property, nestled within beautifully and thoughtfully designed gardens. These gardens feature lawns and inviting seating areas, perfect for relaxation in the hot tub or gatherings in the mancave.







Directions

1. **From the Pickmere Roundabout**: - Take the exit onto the A5. - Continue along the A5 until you see the sale sign indicating Woodhouse Grange. 2. **From the Limekiln Bank Roundabout**: - Take the exit onto the A5. - Drive along the A5 until you see the sale sign adjacent to the road, marking the property. We recommend using the what3words app <https://w3w.co/havens.group.cost>

Services: We understand that the property has oil central heating, mains electricity, main water and private drainage.

Broadband Speed: Basic 5 Mbps, addition of a 5G router achieves 350 Mbps.

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans



Total area: approx. 163.2 sq. metres (1756.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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