



SAMUEL WOOD

4 Merridale Crescent, Telford, Shropshire, TF1 3BW

Asking Price £350,000







# 4 Merridale Crescent

Telford, Shropshire, TFI 3BW



- Well Presented Family Home
- Large Landscaped Garden
- Garage & Driveway
- Investment Opportunity
- Gas Central Heating
- Three Generously Sized Bedrooms
- Spacious Reception Rooms
- Sought After Cul-De-Sac Location
- Close To Local Amenities
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented detached three bedroom family home on Merridale Crescent in Wellington. The well designed layout provides spacious living with some need of internal modernisation. Set within an extensive plot including driveway, garage and large carefully landscaped gardens making it an attractive proposition for any potential purchaser. Situated on a highly sought after cul-de-sac close to excellent local amenities including shops, pubs, restaurants, schools and practical road links. Viewing is highly recommended by the selling agent.

4 Merridale Crescent offers a well-designed and spacious layout on the ground floor, perfect for family living. Upon entering, you are greeted by a generous entrance hall that sets the tone for the home's potential. The dining room provides a versatile space for family meals or entertaining guests, while the living room features a charming gas fireplace as its centerpiece, creating a cosy atmosphere. The kitchen is functional and leads to a utility room equipped with a recently installed UPVC door and windows, granting easy access to the rear garden. Additionally, a convenient WC is accessible through the garage, enhancing the practicality of this family home.

The upper floor comprises three well-proportioned bedrooms, offering plenty of space for a growing family or the flexibility to use one as a home office or guest room. The family bathroom includes all the essentials, with a separate WC adding convenience for busy mornings. While the decor may require updating to suit modern tastes, the layout provides an excellent foundation for personal customisation.

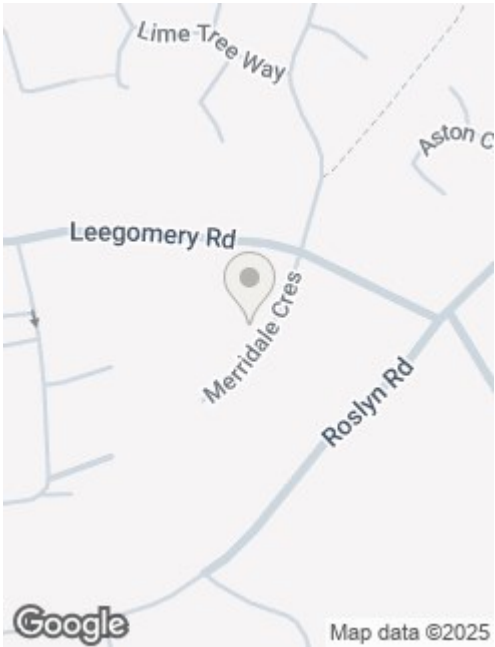
Externally, this property truly shines with its extensive and beautifully landscaped gardens, offering both privacy and an inviting outdoor retreat. The front of the home features a driveway and an integral garage, ensuring ample parking and storage space. Nestled in a highly sought-after cul-de-sac location, the property combines tranquility with accessibility, making it an ideal setting for family life. With its charming exterior and potential-filled interior, 4 Merridale Crescent is a fantastic opportunity for buyers seeking a well-loved home in a desirable neighbourhood.











### Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16Mbps, Superfast 278Mbps & Ultrafast 1000Mbps

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: D

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.

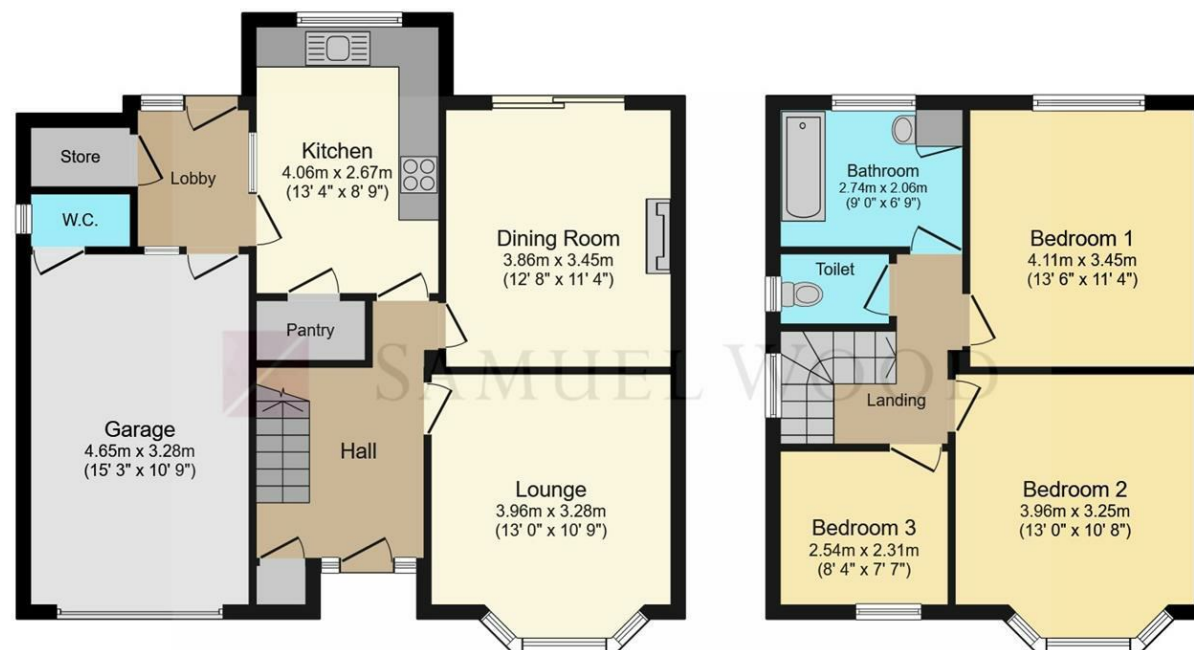












**TOTAL: 121.0 sq.m. (1,303 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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