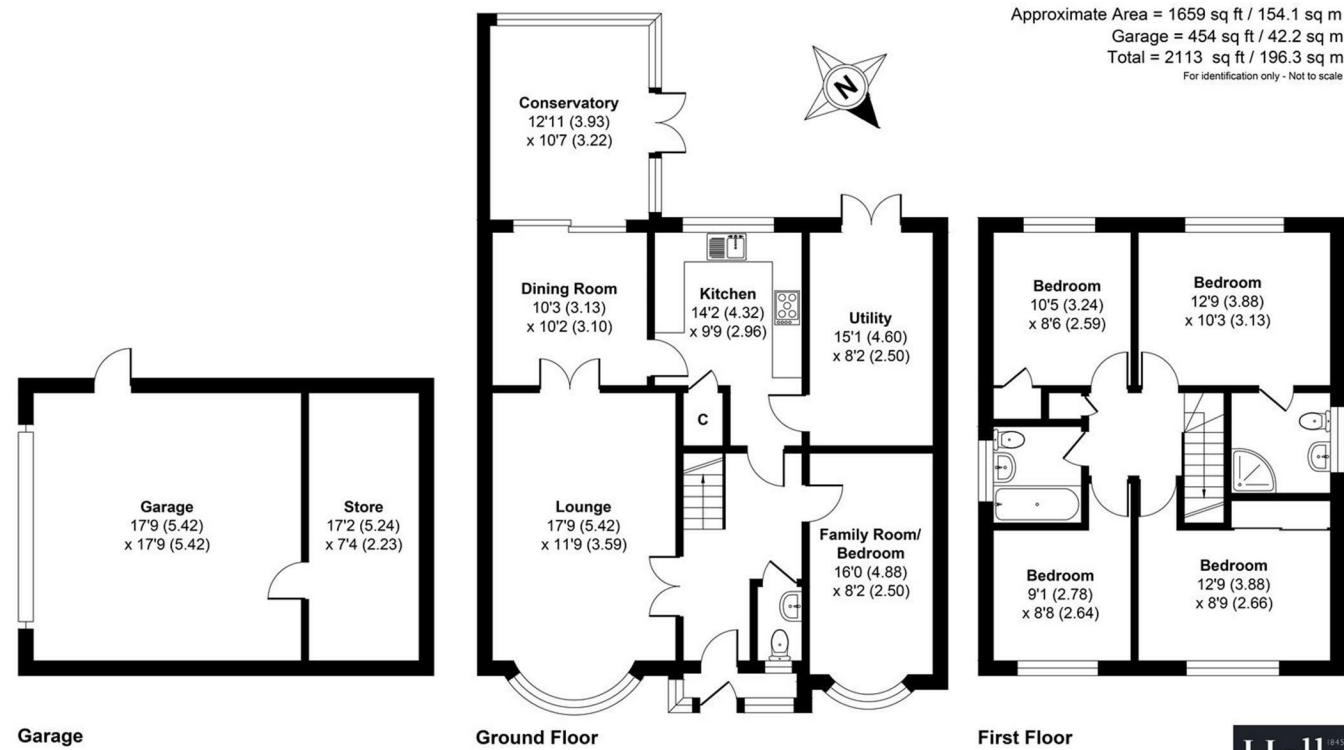


**FOR SALE**

4 Ivatt Close, Telford, TF4 3SY



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



**FOR SALE**

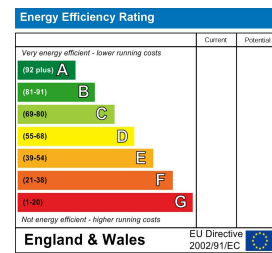
Offers in the region of £360,000

4 Ivatt Close, Telford, TF4 3SY

**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



Four-bedroom detached family home with a converted garage creating an additional reception room or fifth bedroom. Generous lounge with fireplace, dining room, conservatory and fitted kitchen with Range cooker, plus a substantial utility room. Main bedroom with en-suite, three further bedrooms and family bathroom. Private rear garden with patio and fruit trees backing onto grazing land, driveway parking and double garage.



01952 971800

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



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Large Plot
- Double Garage
- Open Views
- Versatile Accommodation
- En-Suite to Main Bedroom
- Close to Amenities

The kitchen is fitted with a range of base and wall units, an integrated fridge and a Range cooker, with direct access to the utility room, which has plumbing for a washing machine and dishwasher, plus space for a tumble dryer.

Upstairs, the main bedroom has its own en-suite shower room. There are three further bedrooms and a family bathroom, offering flexibility whether you need children's rooms, guest space or somewhere to work from home. The loft is boarded with lighting and ladder access, providing useful additional storage.

Outside, the front of the property offers parking for up to four vehicles and access to the double garage. A side gate leads to a private enclosed garden with a summerhouse or cabin, patio area and lawn — a useful extra space that could serve a range of purposes.

To the rear, there's a patio area for outdoor dining, leading onto a lawned garden with a variety of fruit trees and established shrubs. Beyond the garden, the property looks out over grazing land, giving a real sense of openness and privacy.

Overall, it's a well-proportioned home that offers flexible living space, practical additions and a pleasant outlook — suited to a growing family or anyone looking for a bit more room to spread out.

**LOCATION**

Located in the established neighbourhood of Dawley, the property enjoys easy access to both everyday amenities and open green space. Stirchley Showground, Telford Town Park and the Silkin Way are all within walking distance — ideal for dog walks, weekend strolls or cycling.

A range of shops and local services can be found in Dawley District Centre, along with nearby schooling including Phoenix Academy. Excellent road links also provide quick access to Telford Town Centre, with its wider selection of shopping, dining and leisure facilities.

**ROOMS**

**GROUND FLOOR**

**PORCH**

**ENTRANCE HALL**

**W.C.**

**LOUNGE**

**FAMILY ROOM**

**DINING ROOM**

**KITCHEN**

**UTILITY ROOM**

**CONSERVATORY**

**FIRST FLOOR**

**BEDROOM ONE**

**EN-SUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**EXTERNAL**

**DOUBLE GARAGE**

**SUMMER HOUSE**

**LOCAL AUTHORITY**

**COUNCIL TAX BAND**

Council tax band : D

**POSSESSION AND TENURE**

**VIEWING ARRANGEMENTS**

**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.