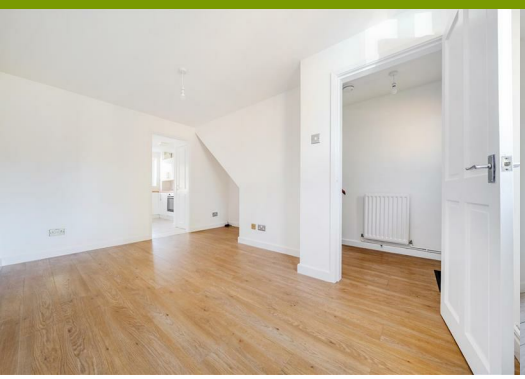
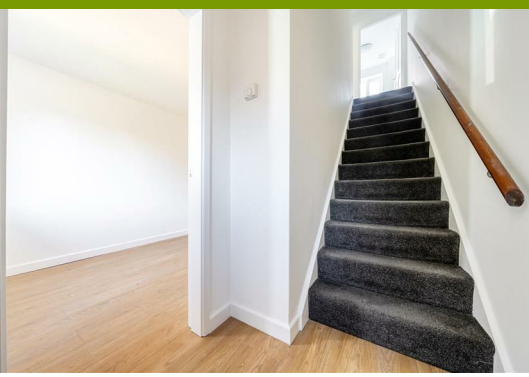


4 CHAPEL GROVE

WROCKWARDINE WOOD | TELFORD | SHROPSHIRE | TF2 7AE



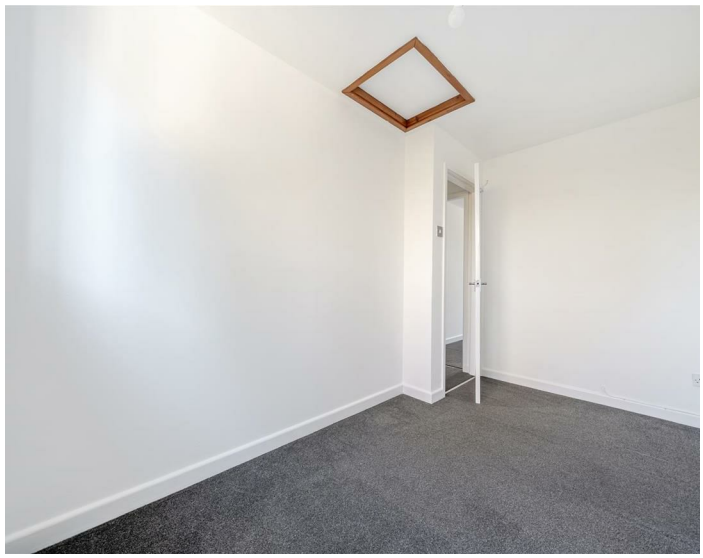




A well-presented two-bedroom home, recently redecorated throughout along with brand new UPVC windows, offered with no onward chain. Featuring a kitchen/breakfast room, a comfortable lounge, enclosed rear garden and allocated parking, this property would make an ideal purchase for first time buyers or investors alike.

Offers in the region of £165,000





1 2 1 C

- **NO ONWARD CHAIN**
- **Recently Redecorated**
- **Private Garden with Shed**
- **Allocated Parking Space**
- **New Windows Fitted**
- **Cul-de-Sac Location**

DESCRIPTION

Offered to the market with no onward chain, this well-presented two-bedroom home would make an ideal purchase for first-time buyers looking to take their first step onto the property ladder. Recently redecorated throughout, along with new UPVC windows throughout, the property offers comfortable and well-arranged accommodation, with the added benefit of allocated parking.

The ground floor opens into an entrance hallway, leading through to a well-appointed kitchen/breakfast room and a welcoming lounge, providing practical living space for both everyday life and entertaining. To the first floor are two bedrooms, with the main bedroom benefiting from fitted wardrobes, alongside a family bathroom.

Externally, the property enjoys a garden with a patio area, providing a pleasant space to relax outdoors, together with a useful wooden shed for additional storage. An allocated parking space further adds to the convenience of this appealing home.

With its recent redecoration, brand new UPVC windows, practical layout and no onward chain, this property represents an excellent opportunity for first-time buyers and those seeking a straightforward move.

LOCATION

Wrockwardine Wood is an established and popular residential area situated to the north-east of Telford, offering a convenient location for access to a range of local amenities and facilities. The area benefits from a selection of primary schools and secondary education, together with local shops, convenience stores and public houses. Leisure facilities are particularly well catered for, with Oakengates Leisure Centre providing swimming, fitness facilities and a range of sporting activities, while the nearby Cockshutt offers attractive woodland walks and green open space. Telford Town Centre, with its extensive shopping, dining and leisure facilities, is also within easy reach, as are the M54 motorway and Telford Central railway station, making the area well placed for commuters.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

KITCHEN/BREAKFAST ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BATHROOM





LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: A

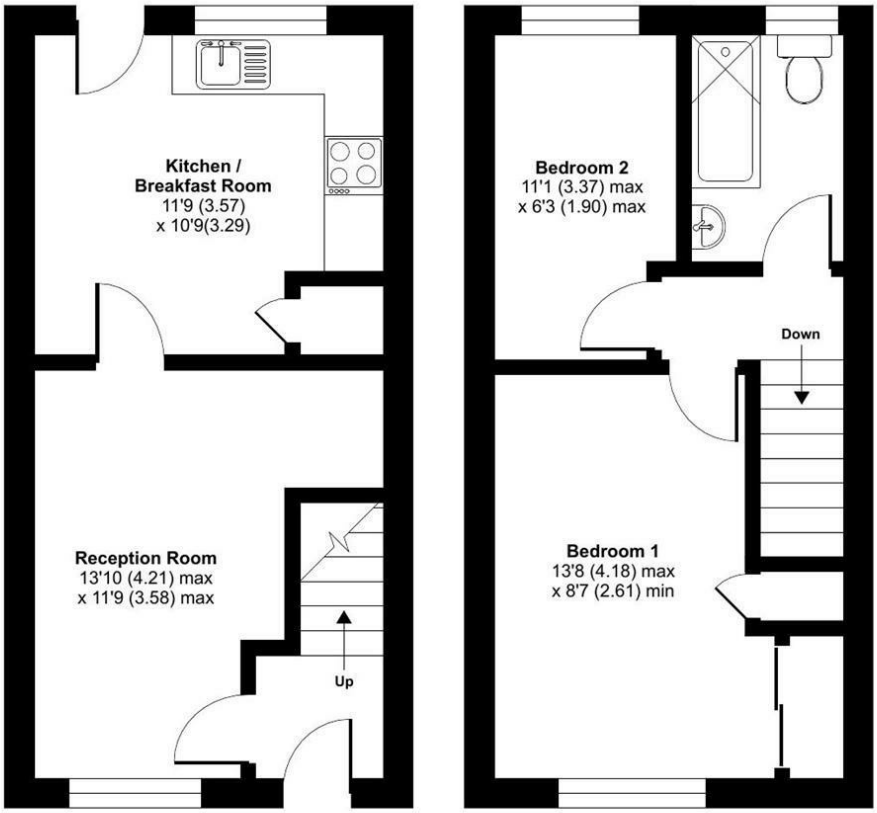
POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

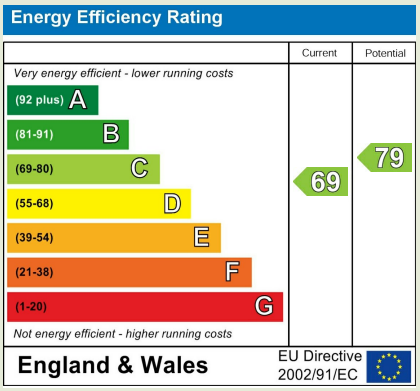
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (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.

Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1547434



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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TELFORD SALES

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