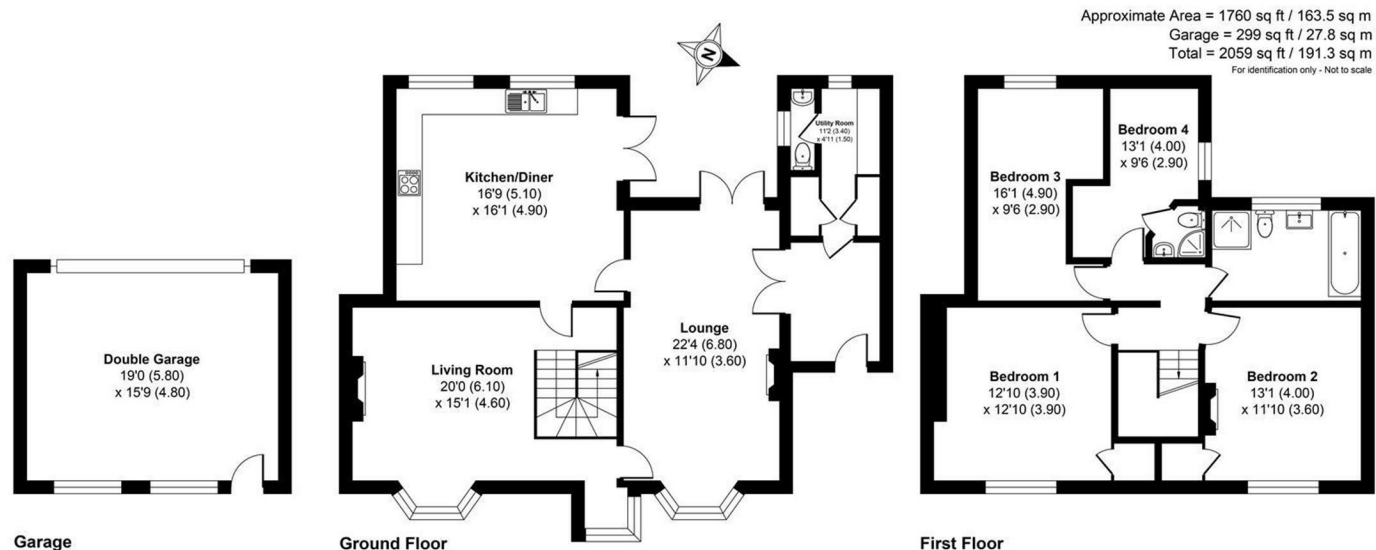


FOR SALE

72 Shepherds Lane, Red Lake, Telford, TF1 5EH



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

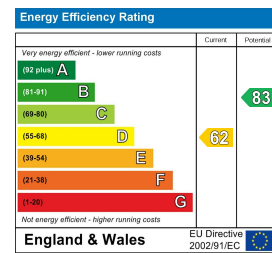
Asking Price £350,000

72 Shepherds Lane, Red Lake, Telford, TF1 5EH

**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

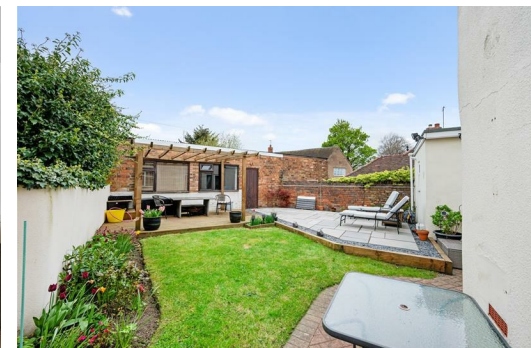


A beautifully refurbished four-bedroom Duke of Sutherland Cottage, ideally situated in the sought-after area of Red Lake. Blending period character with modern finishes, this spacious home features a stylish kitchen/diner, dual-aspect lounge with French doors, two further reception areas, and four well-proportioned bedrooms including en suite.



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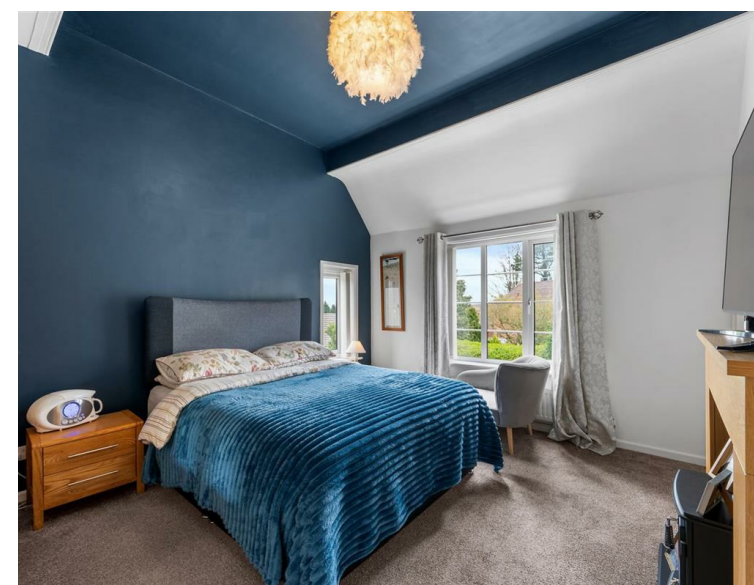
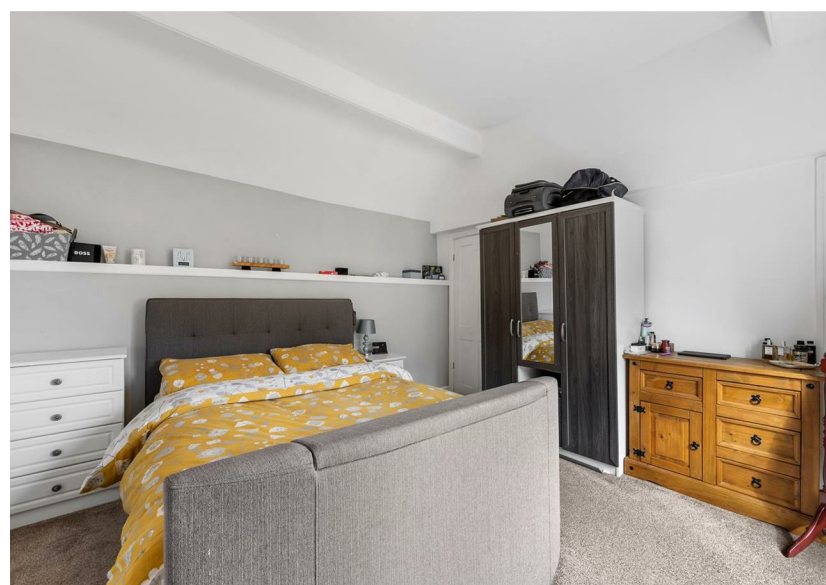
Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- Spacious and Versatile Accommodation
- Double Garage/Outbuilding
- Duke of Sutherland Cottage
- Two Reception Rooms and Kitchen/Diner
- Well-Presented Throughout
- Beautiful Period Features

Upstairs, a striking solid oak staircase leads to four well-appointed bedrooms. Two of the bedrooms benefit from fitted wardrobes, while the remaining rooms offer versatility for family living, guests, or home working. The accommodation is completed by a tastefully refitted family bathroom and a stylish en suite, both finished to a high standard.

Outside, the rear garden features a well-maintained lawn and a patio area, providing an excellent setting for outdoor dining and relaxation. The property also benefits from access to a double garage.

#### LOCATION

Situated in the desirable area of Red Lake, Shepherd's Lane is a highly sought-after and exclusive setting, offering a charming semi-rural village atmosphere while remaining well connected to everyday conveniences. The area is particularly popular for its peaceful surroundings, yet benefits from excellent transport links and access to a range of well-regarded schools and local amenities.

For those who enjoy the outdoors, the property is ideally positioned close to a number of scenic walking routes, including the beautiful Ketley Paddock Mound, providing open green spaces and picturesque views right on your doorstep.

#### DESCRIPTION

This is a rare opportunity to acquire a beautifully presented four-bedroom semi-detached Duke of Sutherland Cottage, set within an exclusive and highly sought-after location. Thoughtfully refurbished and remodelled by previous owners, the property effortlessly combines its original period charm with stylish modern living.

The ground floor opens into an inviting entrance hallway, complete with a guest cloakroom and a practical utility area. From here, the home flows into a spacious dual-aspect lounge, featuring a charming bay window, an elegant fireplace, and French doors that open out onto the rear garden, allowing natural light to fill the space. A further reception room provides additional flexibility, enhanced by its own freestanding feature fireplace.

At the heart of the home lies a bright and generously proportioned kitchen/diner. Fitted with solid wooden wall and base units, marble-effect worktops, and integrated appliances, this space is perfectly suited to both everyday living and relaxed entertaining. Its ample size makes it ideal for informal dining and family gatherings.

#### ROOMS

##### GROUND FLOOR

##### RECEPTION HALL

##### UTILITY ROOM

11'2 x 4'11

##### W.C.

##### LIVING ROOM

20'0 x 15'1

##### LOUNGE

22'4 x 11'10

##### KITCHEN/DINER

16'9 x 16'1

##### FIRST FLOOR

##### BEDROOM ONE

12'10 x 12'10

##### BEDROOM TWO

13'1 x 11'10

##### BEDROOM THREE

16'1 x 9'6

##### EN-SUITE

##### BEDROOM FOUR

13'1 x 9'6

##### BATHROOM

##### EXTERNAL

##### DOUBLE GARAGE/OUTBUILDING

19'0 x 15'9

##### LOCAL AUTHORITY

Telford and Wrekin

##### COUNCIL TAX BAND

Council Tax Band: D

##### 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 £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.