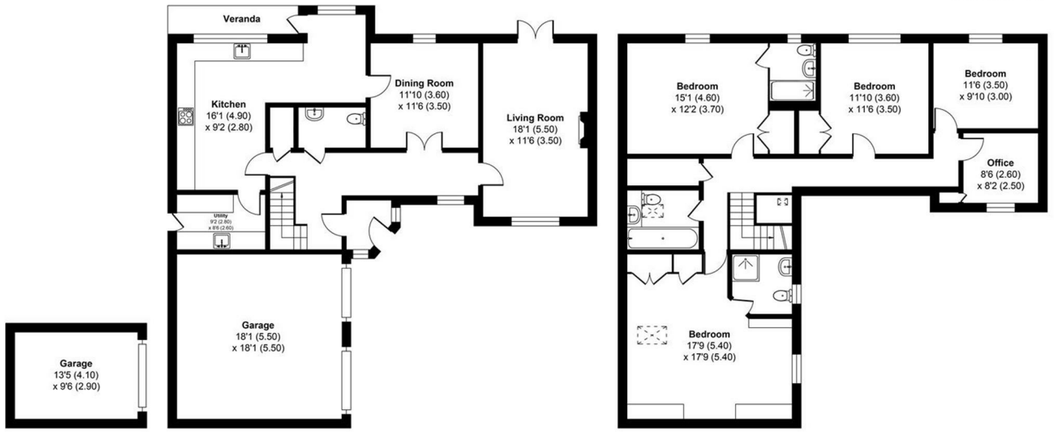
FOR SALE

10 Tee Lake Boulevard, Telford, TF1 3QH

Approximate Area = 2133 sq ft / 198.2 sq m
Garage = 453 sq ft / 42.1 sq m
Total = 2586 sq ft / 240.3 sq m
For identification only - Not to scale

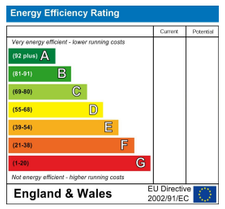


Garage **Ground Floor** **First Floor**

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

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



Halls 1845

01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
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Halls 1845

FOR SALE

Offers in the region of £625,000

10 Tee Lake Boulevard, Telford, TF1 3QH

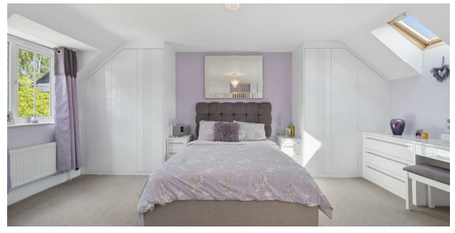
A substantial five-bedroom family home occupying an impressive plot of around one-third of an acre within an exclusive development. With a striking double-height entrance hall, spacious open-plan kitchen/breakfast/family room and two generous reception rooms, there is plenty of room to spread out. The private, unoverlooked garden, detached outbuilding and integral double garage complete this exceptional home.

FOR SALE

2 Reception Room/s

5 Bedroom/s

3 Bath/Shower Room/s



- **Executive Family Home**
- **Generous Third of an Acre Plot**
- **Double Garage and Outbuilding**
- **Two Reception Rooms**
- **Sought-After Location**
- **Close to Amenities**

DESCRIPTION

Set within an exclusive and highly regarded development, this impressive home occupies a generous plot of around a third of an acre, offering a rare combination of substantial accommodation, excellent entertaining space and a wonderful degree of privacy. With a garden that is not overlooked, an integral double garage and a detached outbuilding, there is plenty here to appeal to families looking for a home that can adapt to modern life.

The sense of space begins in the impressive entrance hall, where a double-height ceiling and galleried landing create a striking first impression. From here, the accommodation flows naturally into two large reception rooms, with a comfortable lounge providing a relaxed everyday space and a formal dining room offering the perfect setting for family meals and entertaining.

At the heart of the home is the particularly impressive open-plan kitchen/breakfast/family room. Generously proportioned and designed around family living, this is a space that lends itself equally well to busy mornings, relaxed evenings and gatherings with friends. A separate utility room and ground floor W.C. add further practicality.

Upstairs, the accommodation continues in equally generous fashion, with five bedrooms in total. Two benefit from their own en-suite facilities, while the remaining bedrooms are served by the family bathroom. The galleried landing adds to the feeling of space and gives the first floor a particularly impressive finish.

Outside, the property really comes into its own. The sizeable rear garden provides an excellent degree of privacy and is not overlooked, with a large patio area creating a natural spot for outdoor dining and entertaining. The detached outbuilding provides valuable additional space, whether required for storage, hobbies, working from home or a dedicated leisure area. To the front, the integral double garage and driveway provide ample parking.

Combining an enviable plot, substantial and versatile accommodation with the privacy that is increasingly difficult to find, this is a home that offers considerably more than its impressive proportions suggest. The exclusive setting and generous outdoor space complete what is an exceptionally appealing family property.

LOCATION

Tee Lake Boulevard is situated within the sought-after Shawbirch area, a popular residential location offering an excellent balance of everyday convenience and access to open space. Local amenities include a neighbourhood supermarket, pharmacy, dental practice, veterinary centre and the popular Woolpack, while nearby Wellington provides a wider range of shops, cafés and independent businesses. For those who enjoy getting outside, the Dothill and Shawbirch Nature Reserve provides an extensive area of woodland, wetlands, pools and walking routes, with Tee Lake and Beanhill Valley also close by.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST/FAMILY ROOM

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

BATHROOM

EXTERNAL

OUTBUILDING

DOUBLE GARAGE

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: F

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.