



Helping *you* move



Claridon, 10 St Leonards Road, Malinslee, TF4 2EB

A spacious, Four Bedroom, Detached Family Home set in a wide plot with a Single Garage. The property has an impressive Kitchen Dining Room, Utility, large Lounge, Principal Bedroom with En-Suite and Family Bathroom. Externally the property has a generous Rear Garden. Externally there is Wide Driveway Parking and a Large Rear Garden.

Offers in the Region of
£385,000

Claridon, 10 St Leonards Road, Malinslee, Telford, TF4 2EB

Overview

- A Charming Dormer Bungalow, Set Back from the Road
- Four Bedrooms, Three Located Downstairs
- Contemporary Kitchen with Adjoining Utility Room
- L-Shaped Lounge and Dining Room
- Principal Bedroom with En-Suite Bathroom to First Floor
- Stylish Bathroom to Ground Floor
- Large Rear Garden, Wide Driveway with Ample Parking, Garage
- Electric Car Charging Point
- Council Tax Band D, EPC Rating C



BRIEF DESCRIPTION

A real gem of a property, this charming Dormer Bungalow has been beautifully modernised by the present owners and offers surprisingly spacious and versatile accommodation throughout. The property comprises: A welcoming Through Entrance Hall, Three Ground Floor Bedrooms and a stylishly appointed Family Bathroom. At the heart of the home is a wonderful Contemporary Kitchen with adjoining Utility Area, together with a sumptuous L-Shaped Lounge and Dining Room providing an excellent space for both relaxing and entertaining. To the first floor is a superb Principal Bedroom complete with En-Suite facilities. Externally, the property enjoys a Large Rear Garden, a Wide Driveway providing Ample Parking and Garage together with an attractive lawned frontage, all set back nicely from the road.

LOCATION

Situated in Malinslee and being served by a range of local neighbourhood amenities, education facilities and also convenient for the Town Centre with Asda being only a 10 minute walk.

An excellent road network links the property to all parts of the Telford area including the modern comprehensive range of shopping and leisure facilities available in the Telford Town Centre.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk
SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



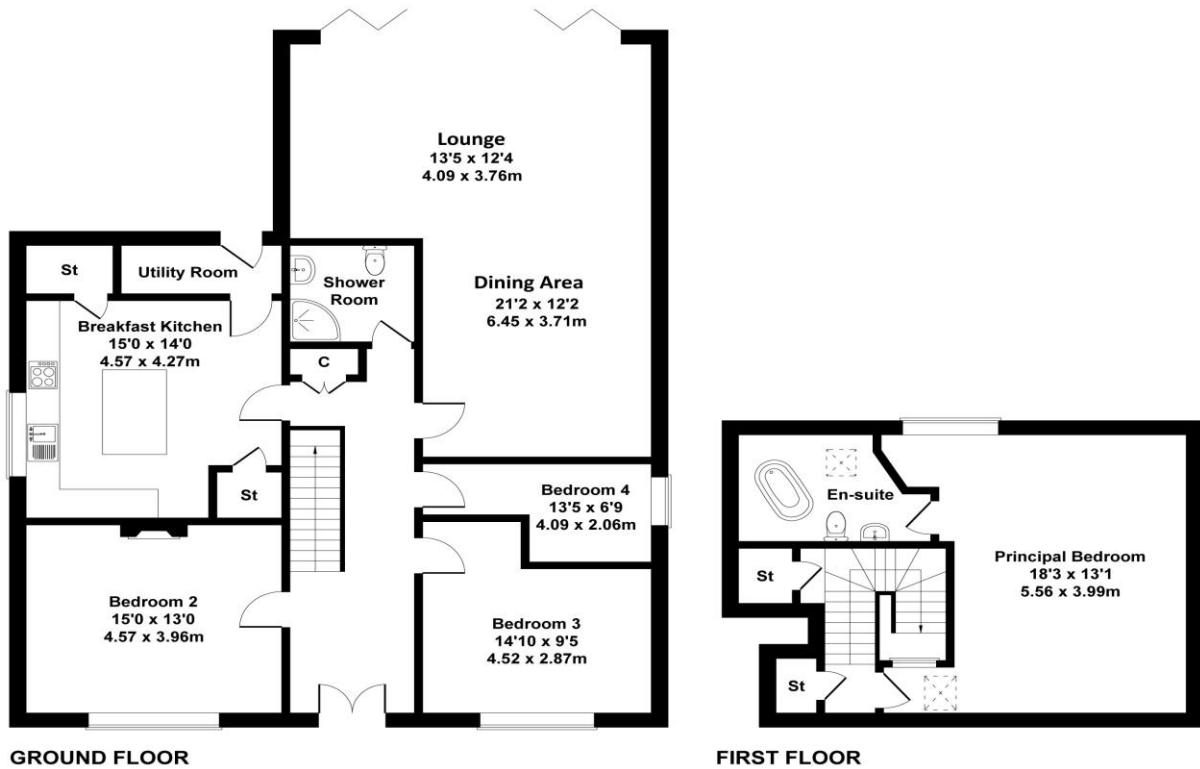
DIRECTIONS: From Telford Town Centre, at Malinslee Roundabout, take the 2nd exit onto Brunel Road then turn right onto Royal Way then turn left onto St Leonard's Rd and the property will be located on the left hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

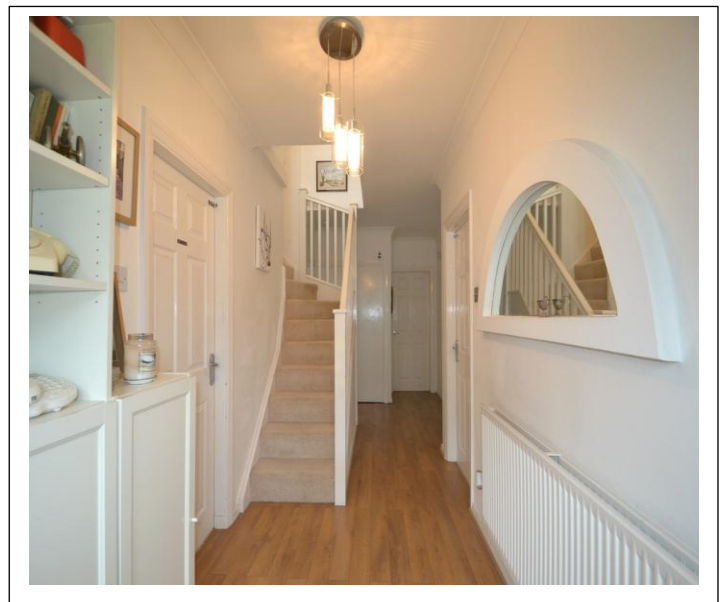
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Claridon

Approximate Gross Internal Area
1959 sq ft - 182 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

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Tel: 01952 820 239

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.