

FOR SALE



Kavacanne Arleston Hill, Telford, TF1 2JY



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

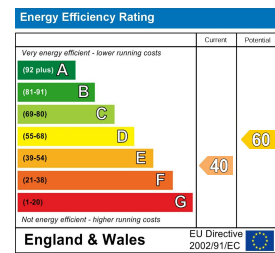
Offers in the region of £425,000

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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



Set on a generous plot in a sought-after semi-rural location, this versatile four-bedroom home offers excellent space and future potential. Featuring three ground floor bedrooms, two reception rooms and a recently fitted kitchen with utility, the property also benefits from kennels, outbuildings, garage and ample driveway parking. Scope for redevelopment or potential commercial use (STPP), all within easy reach of local amenities.



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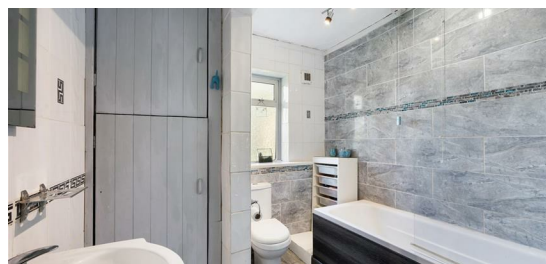
2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Substantial and Private Plot
- Potential for Re-Development (STPP)
- Commercial Business Opportunity
- Ample Storage Throughout
- Garage and Driveway for Several Vehicles
- Close to Amenities and Transport Links

Externally, the property truly comes into its own. The large plot provides significant outdoor space, complemented by kennels and several outbuildings, which may appeal to those with animals, storage needs, or potential business interests. Subject to the necessary planning permissions, the site could also offer scope to run a commercial business from home or explore redevelopment opportunities.

A garage and driveway provide parking for several vehicles, making the property ideal for households with multiple cars, visitors, or work vehicles. Despite its peaceful semi-rural setting, the home remains conveniently close to local amenities, ensuring everyday essentials are never far away.

This is a rare opportunity to acquire a property with space, flexibility, and exciting potential, all in a well-connected yet tranquil setting.

LOCATION

The property enjoys a semi-rural setting while remaining well connected, with open countryside to both the front and rear creating a pleasant sense of space and privacy. A range of local amenities, shops and services are available nearby, with the market town of Wellington located approximately one mile away. The area is also served by well-regarded schools and benefits from excellent transport links, including rail and bus connections as well as convenient access to the M54 motorway, making it ideal for commuters.

ROOMS

GROUND FLOOR

SITTING ROOM

KITCHEN

UTILITY ROOM

DINING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

FIRST FLOOR

BEDROOM 4

STORAGE ROOMS

EXTERNAL

KENNELS

OUTBUILDING/CABIN

LOCAL AUTHORITY

Telford and Wrekin Council.

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.