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8 Lintin Close,
Telford,
TF5 0DS

OIRO £440,000

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A spacious four-bedroom detached family home, renovated and modernised throughout to a high standard, offering flexible living accommodation and available with no upward chain.

The ground floor accommodation comprises of a welcoming entrance hallway with an understairs storage cupboard, a spacious lounge featuring a bay window, and an impressive open-plan kitchen/diner fitted with a range of integrated appliances. A utility room, accessed from the kitchen, benefits from a stable-style external door leading to the garden.

Flowing seamlessly from the kitchen/diner is a generous conservatory with French doors opening onto the rear patio, creating an ideal space for relaxing and entertaining. The separate dining room also enjoys French doors providing direct access to the patio and rear garden.

The first floor is enhanced by a handcrafted solid oak staircase with smoked glass-panelled landing. The master bedroom features fitted oak double wardrobes and a modern en-suite bathroom. Bedroom two also benefits from fitted oak double wardrobes, while two further well-proportioned bedrooms and a family bathroom

Outside, the property enjoys a spacious rear garden featuring a newly laid patio and lawn, creating an ideal setting for outdoor dining, entertaining and family enjoyment. A side gate provides convenient access to the driveway.

To the front, a substantial block-paved driveway offers ample parking for multiple vehicles and benefits from an EV charging point. The former garage has been converted to provide valuable storage space and is accessed via an electric roller door.

The locality of Bratton is served by a range of neighbourhood facilities in the nearby centre of Shawbirch along with St Peters Primary School. Approx. 1 mile from the Village of Admaston with local shops. Approx. 3 miles away is the Historic Market Town of Wellington offering a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations, a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 6 is approximately 4 miles distant and offers access towards Shrewsbury (10 miles) in the West, in the east is Telford Town Centre (7 miles) with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation.

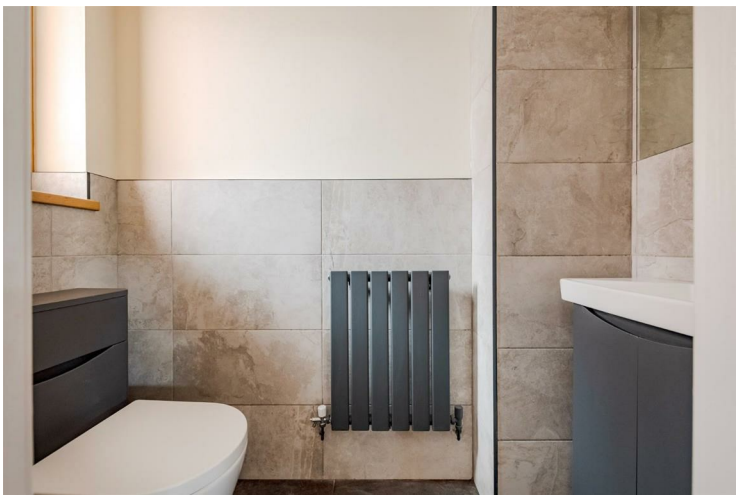
ENTRANCE HALLWAY
8'9" x 6'3" (2.68 x 1.93)
Featuring a tiled floor, a double Astral radiator, and a useful under-stairs storage cupboard.



LOUNGE
13'4" x 14'2" (4.08 x 4.32)
A bay window, a wall-mounted gas fire set within a marble hearth and surround, and an Astral radiator.



CLOAKROOM
6'2" x 2'10" (1.89 x 0.88)
Fitted with a vanity wash basin and built-in WC, complemented by partially tiled walls, tiled flooring, and an Astral radiator.



KITCHEN DINER

20'11" x 8'8" (6.40 x 2.65)

Double Oak doors open from the hallway into the kitchen diner. A newly fitted kitchen boasting a contemporary range of matt dark grey base and wall units, complemented by solid oak worktops, tiled splashbacks and tiled flooring. Integrated appliances include a fridge freezer, dishwasher, wine cooler and a Smeg Rangemaster cooker. The kitchen is further enhanced by a granite composite sink with a 360° swivel mixer tap.

The adjoining dining area features tiled flooring, inset chrome spotlights, a wall-mounted television and a double wall-mounted Astral radiator.



DINING ROOM

12'0" x 7'10" (3.66 x 2.41)

The dining room flows from the kitchen/ diner and has French doors that open onto the rear garden.



CONSERVATORY

11'6" x 10'1" (3.53 x 3.09)

The conservatory flows from the kitchen diner, a spacious conservatory area with a Amstral radiator and French doors that open onto the rear garden.



UTILTY ROOM

6'2" x 5'5" (1.90 x 1.67)

Base and wall units are fitted to the same specification as the kitchen, with worktops above and tiled splashbacks. The layout includes a recessed area with plumbing for a washing machine and a designated space for a tumble dryer. An Amstral radiator is also installed, along with a stable-style external door providing access to the rear garden.



FIRST FLOOR

A beautifully handcrafted oak banister rail, enhanced by a contemporary smoked glass screen on the landing. And an airing cupboard with boiler.

LANDING

9'6" x 8'7" (2.90 x 2.62)

A beautifully handcrafted oak banister rail, enhanced by a contemporary glass screen on the landing. And an airing cupboard with boiler.



MASTER BEDROOM
13'6" x 12'5" (4.14 x 3.80)
A spacious master bedroom featuring double oak wardrobes with ample hanging space and shelving, complemented by an Astral radiator.



ENSUITE
6'4" x 4'9" (1.95 x 1.45)
A contemporary shower room comprising a corner shower enclosure with dual chrome shower fittings, a vanity washbasin with integrated storage, and a built in W.C. The room is fully tiled and further benefits from an Astral radiator and inset ceiling spotlights.



BEDROOM TWO
10'7" x 10'2" (3.25 x 3.10)
A double bedroom with double oak built in wardrobes with hanging and shelving, Overlooking the rear garden.



BEDROOM THREE
13'4" x 13'0" x 5'10" max (4.07 x 3.98 x 1.80 max)
Benefiting from a built-in single wardrobe/storage cupboard, two Astral radiators, and an additional cupboard housing the boiler.



BEDROOM FOUR
9'9" x 6'6" max (2.98 x 2.00 max)
With a built in storage cupboard overlooking the rear garden.



FAMILY BATHROOM
6'11" x 5'6" (2.11 x 1.68)
A P-shaped panelled bath with dual chrome shower fittings and a glass shower screen, complemented by a vanity wash basin with built-in storage and a concealed W.C. The space also benefits from an Amstrad radiator, tiled throughout, and inset chrome spotlights.



REAR GARDEN
A newly laid patio and lawn, complemented by a generously sized garden. Raised sleeper beds lead up to the lawn, with a shrubbery border and side gate access provides convenient entry to the driveway.





OUTSIDE
A block paved driveway providing parking for several cars, with an EV charging point and a partly converted garage with an electric door providing storaage.

GARAGE / STORAGE
7'11" x 6'2" (2.42 x 1.88)

AGENTS' NOTES:

EPC RATING: D - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band D (currently £2,164.72 for the year 2026/2027).

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1800mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Limited, Three Limited, Vodafone Variable

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

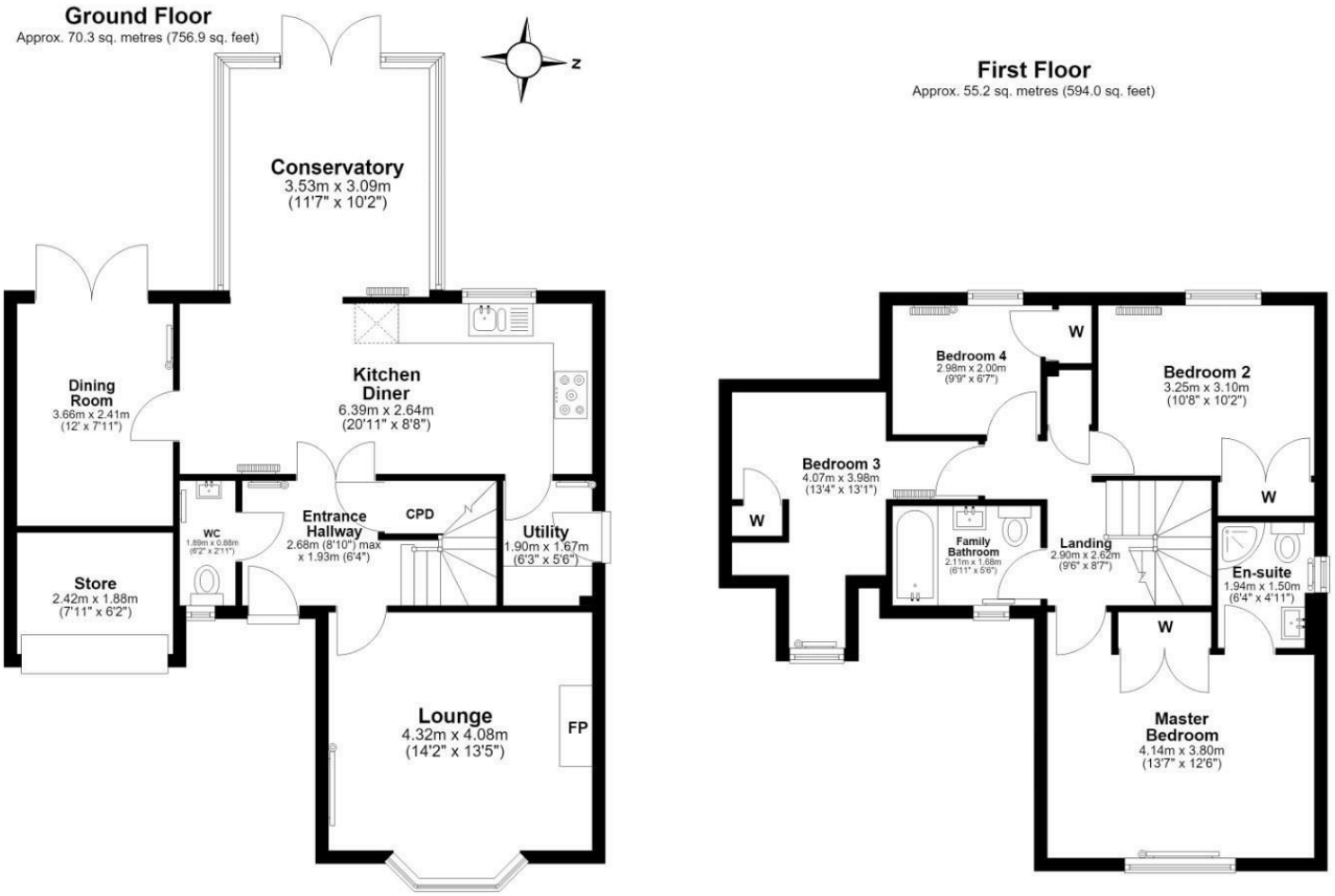
COALFIELD OR MINING AREA: None in this area / Coal Mining Reporting Area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

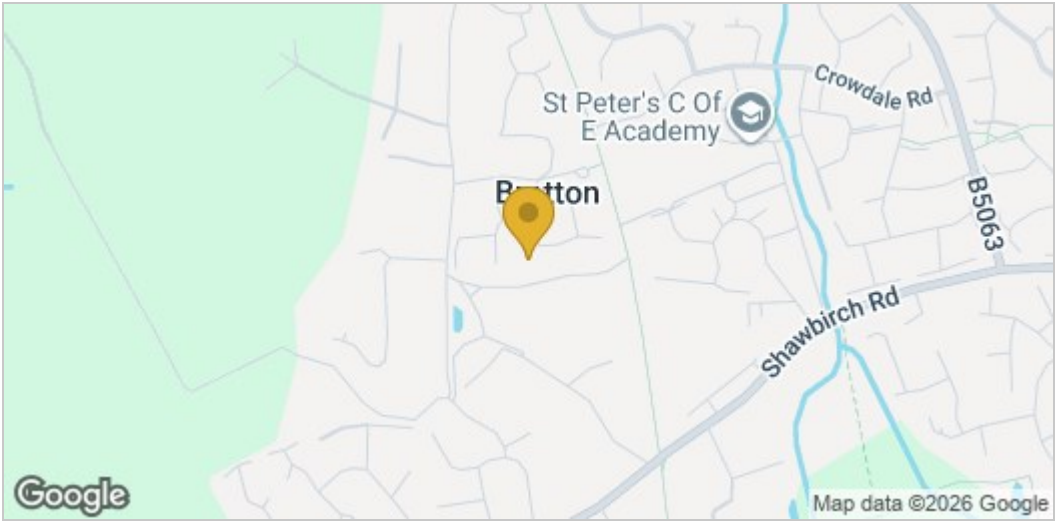
DIRECTIONS: From our offices in the Newport High Street head south on High Street, turn right onto Wellington Road, at the round about take the third exit onto Wellington Road A518, Stay on the A518, at the Trench roundabout take the third exit onto Queensway A442 at the round about take the second exit and stay on Queensway A442. At the next round about take the second exit onto B5063. At the round about take the second exit onto B5063. At Dothill round about continue straight onto Shawbirch Road, continue onto Bratton Road, turn right onto Whiteway Drive, turn right onto Lintin Close, continue down Lintin Close the property is on the left hand side.

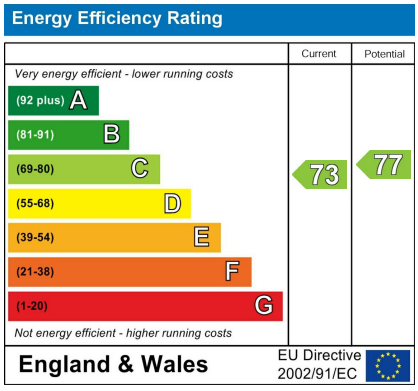


Total area: approx. 125.5 sq. metres (1350.9 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions, positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

8 Lintin Close, Bratton, Telford





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.