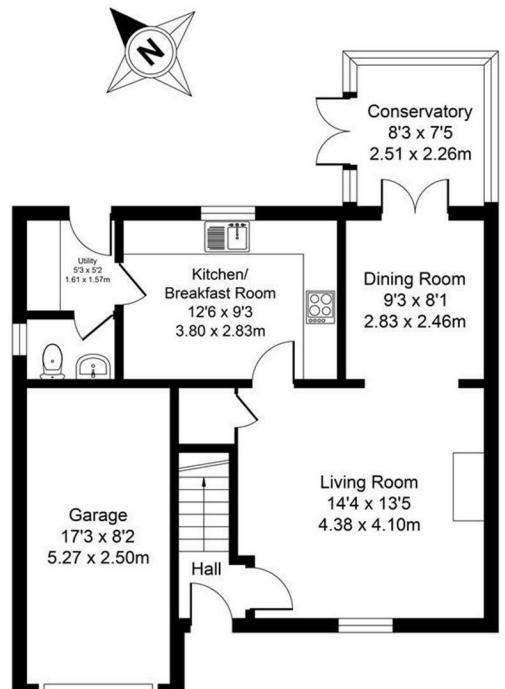


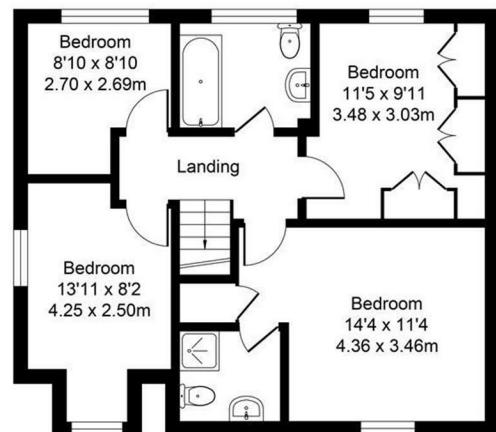
FOR SALE

16 Castle Acre Road, Leegomery, Telford, TF1 6QZ

Halls¹⁸⁴⁵



Ground Floor



First Floor

Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 1311 sq ft / 121.8 sq m
For identification only - Not to scale

Halls¹⁸⁴⁵

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no responsibility is taken for any error.



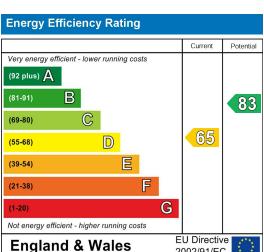
FOR SALE

Offers in the region of £350,000

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 well-proportioned four-bedroom detached family home set at the end of a quiet cul-de-sac, offering excellent privacy and generous living space. Features include an open-plan lounge/diner, conservatory, spacious kitchen/breakfast room, utility, four bedrooms with master en-suite, ample driveway parking, integral garage and a private rear garden.

Halls¹⁸⁴⁵

01952 971800

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

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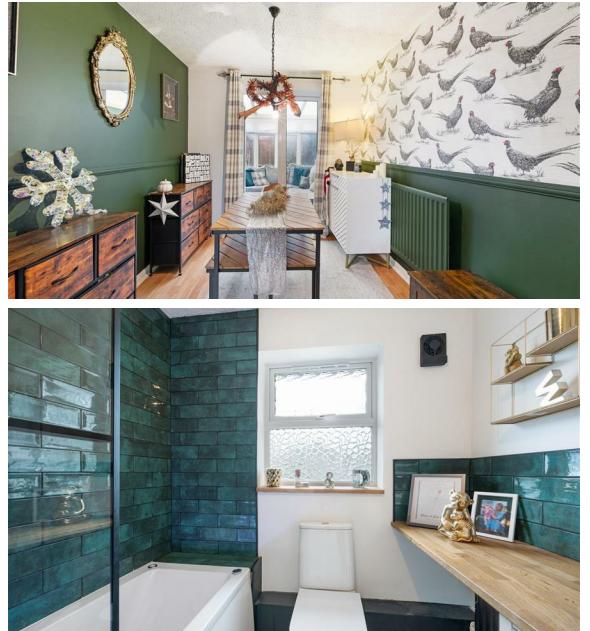
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01952 971800

3 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- **Driveway and Garage**
- **Close to Amenities & Princess Royal Hospital**
- **Private Enclosed Garden**
- **Corner Plot**
- **Conservatory**
- **Sought After Development**

DESCRIPTION

Located at the end of a small and peaceful cul-de-sac, this well-presented four-bedroom detached home enjoys an enviable position with added privacy from a neighbouring wooded area. Ideally placed for local amenities, schools and transport links, it's an excellent choice for families seeking space, and convenience.

The ground floor offers generous and versatile living accommodation. An open-plan lounge and dining area flows into a bright conservatory, creating an ideal space for relaxing or entertaining. The kitchen/breakfast room provides plenty of room for family dining, complemented by a separate utility area and a ground-floor WC.

Upstairs, the property boasts four well-sized bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom.

Outside, the private rear garden is mostly laid to lawn and features a patio/decked area perfect for outdoor dining. To the front, the home benefits from ample driveway parking for multiple vehicles and a single garage.

Offering great value in a sought-after location, this property is perfect for buyers looking for a spacious family home.. Early viewing is highly recommended.

LOCATION

Located in the sought-after residential area of Leegomery, this property is close to a range of local amenities, including a Primary School. Apley Woods and Nature Reserve, just a short distance away, offer a variety of scenic walking routes.

The property is well-connected by an excellent road network, providing easy access to the historic market town of Wellington, The Princess Royal Hospital and the modern leisure and shopping facilities at Telford Town Centre.

ROOMS

GROUND FLOOR

KITCHEN/BREAKFAST ROOM

12'6 x 9'3

DINING ROOM
9'3 x 8'1

LIVING ROOM
14'4 x 13'5

CONSERVATORY
8'3 x 7'5

UTILITY
5'3 x 5'2

W.C

FIRST FLOOR

BEDROOM ONE
14'4 x 11'4

EN-SUITE

BEDROOM TWO
11'5 x 9'11

BEDROOM THREE
13'11 x 8'2

BEDROOM FOUR
8'10 x 8'10

BATHROOM

EXTERNAL
GARAGE
17'3 x 8'2

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: D

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
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.