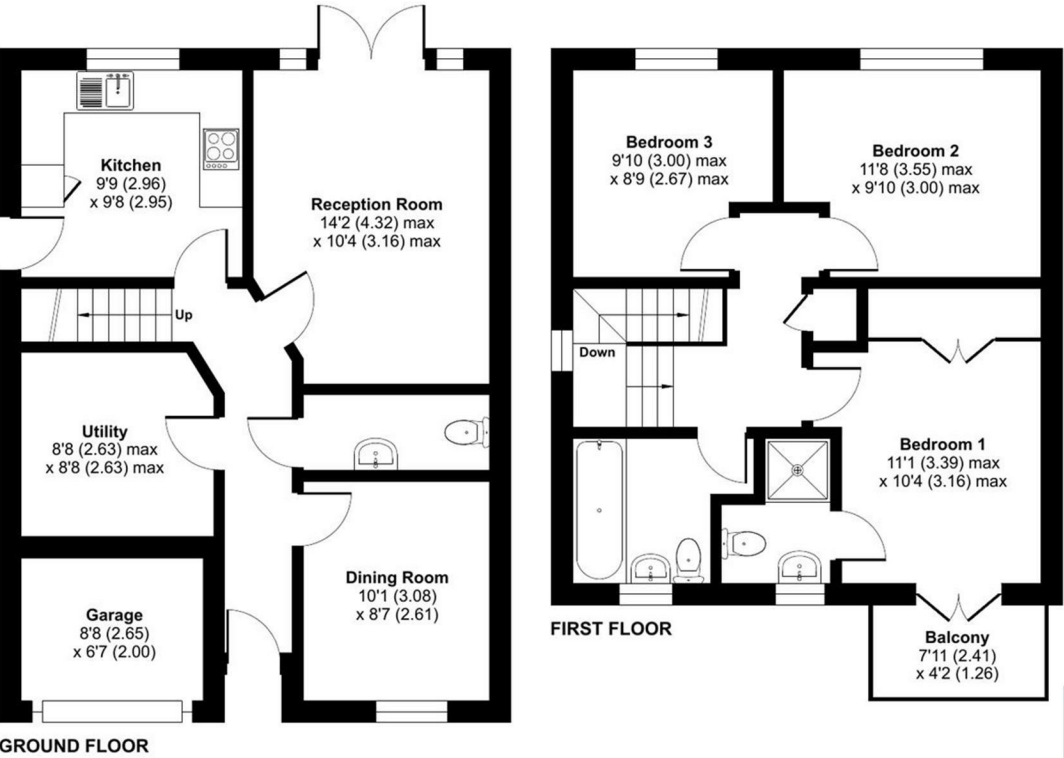


FOR SALE

40 Bickerton Grove, Telford, TF3 5JL



Approximate Area = 1054 sq ft / 97.9 sq m
Garage = 55 sq ft / 5.1 sq m
Total = 1109 sq ft / 103 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1496937



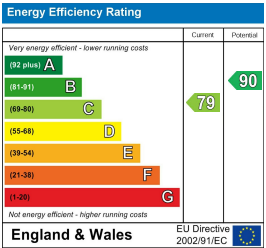
FOR SALE

Asking Price £300,000

40 Bickerton Grove, Telford, TF3 5JL

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



Beautifully presented three-bedroom detached family home with two spacious reception rooms, a stylish kitchen/breakfast room and a superb principal bedroom with en-suite and private balcony. Complete with a landscaped rear garden, integral garage and double-width driveway, this is a home that's ready to move straight into.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


2 Reception
Room/s


3 Bedroom/s


2 Bath/Shower
Room/s





- Beautifully Presented Throughout
- Three Double Bedrooms En-Suite to Main Bedroom
- Garden and Balcony Overlooking Woodland
- Garage and Driveway
- Two Reception Rooms and Utility
- Close to Amenities and Great Transport Links

DESCRIPTION
Beautifully presented throughout, this impressive three-bedroom detached home offers stylish and versatile accommodation, perfectly suited to modern family living.

The welcoming entrance hall leads to two generous reception rooms, currently arranged as a spacious lounge and separate dining room, offering flexible living and entertaining space. The well-appointed kitchen/breakfast room is fitted with a range of contemporary units, integrated appliances and provides ample space for everyday dining, while a guest cloakroom completes the ground floor accommodation.

Upstairs, there are three generously proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, an en-suite shower room and French doors opening onto a private balcony – the perfect spot to enjoy a morning coffee or unwind at the end of the day. Two further well-sized bedrooms are served by a modern family bathroom.

Outside, the property enjoys an attractive tree-lined frontage with a double-width driveway leading to the integral garage. To the rear, the landscaped garden has been thoughtfully designed with an extensive patio, raised lawn and well-stocked borders, creating a wonderful space for relaxing, entertaining and family life.

Combining spacious accommodation, versatile living space and an attractive setting, this is a superb family home ready to be enjoyed.

LOCATION
Located in the sought-after residential community of Lawley, this deceptively spacious home is ideally positioned just under two miles from the vibrant heart of Telford Town Centre. Residents will enjoy convenient access to an array of retail outlets, diverse dining options, and excellent leisure facilities. Commuters are well served by the nearby Telford Central railway station and swift road links via the M54 motorway. For a more traditional market town atmosphere, Wellington lies approximately two miles to the north, offering a variety of local shops, schools, and community amenities.

- ROOMS**
- GROUND FLOOR**
- ENTRANCE HALL**
- W.C.**
- LOUNGE**

- DINING ROOM**
- KITCHEN/BREAKFAST ROOM**
- FIRST FLOOR**
- BEDROOM ONE**
- EN-SUITE**
- BEDROOM TWO**
- BEDROOM THREE**
- BATHROOM**

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: C

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.