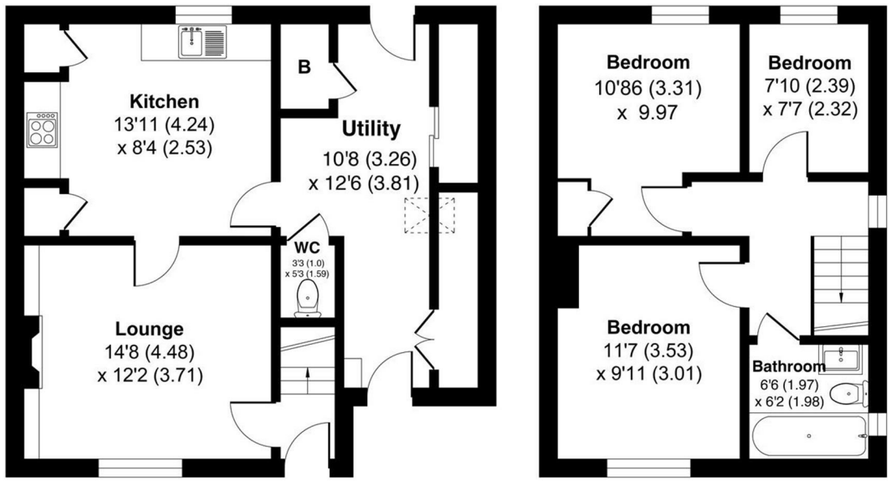
FOR SALE

2 The Avenue, Sugden, Telford, TF6 6ND

Approximate Area = 945 sq ft / 87.8 sq m

For identification only - Not to scale

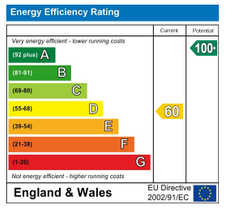


Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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



01952 971800

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

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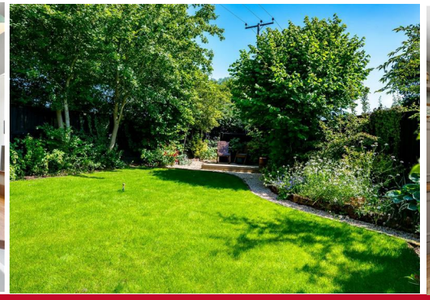
FOR SALE

Offers in the region of £317,500

2 The Avenue, Sugden, Telford, TF6 6ND

Beautifully renovated three-bedroom semi-detached home with countryside views, generous gardens, off-road parking and a newly created utility extension, occupying a desirable semi-rural position between Shrewsbury and Wellington.

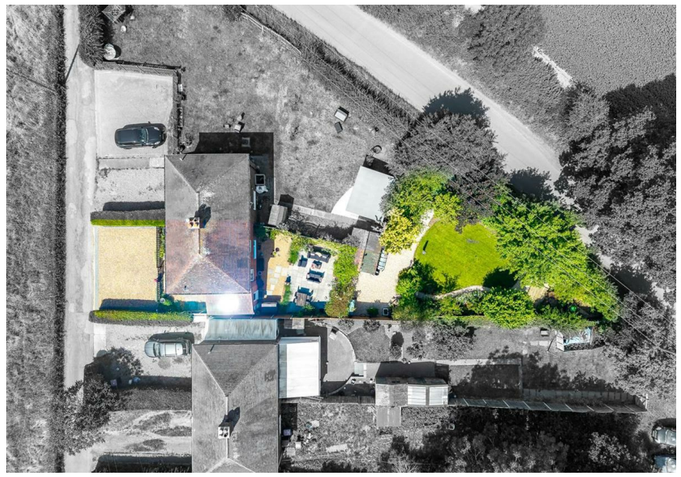


FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s



- Rural Location & Beautiful Views
- Large Driveway With Ample Parking
- Beautifully Presented Throughout
- Large Private and Enclosed Rear Garden
- Featuring Electric Rayburn Cooker
- EV Charging Point

DESCRIPTION

Situated in the sought-after hamlet of Sugden, this beautifully improved three-bedroom semi-detached property enjoys stunning open countryside views to the front, a generous rear garden and a wonderfully private yet convenient location.

Since purchasing the property, the current owners have undertaken an extensive programme of renovation and improvement throughout, creating a stylish and welcoming family home that perfectly blends character features with modern living. A thoughtfully designed side extension has also been added, providing a practical utility space and enhancing the functionality of the property.

The accommodation is entered via a welcoming entrance hall leading to a cosy living room, featuring exposed brick detailing and a charming log-burning stove, creating an inviting focal point for the space. The heart of the home is the beautifully appointed solid wood fitted kitchen, featuring quality solid wood worktops, a traditional Belfast sink, and an electric Rayburn cooker, ample worktop space and views over the rear garden. The newly created utility room provides additional storage and laundry facilities, while a convenient guest cloakroom completes the ground floor accommodation.

To the first floor are two generous double bedrooms, both enjoying attractive views across the surrounding countryside, together with a well-proportioned third bedroom that is ideal as a child's room, guest room or home office. The family bathroom has also been updated to provide a contemporary and stylish finish.

Externally, the property continues to impress. To the front, there is off-road parking for multiple vehicles and uninterrupted views across open fields. The substantial rear garden offers an excellent degree of privacy and is ideal for families, entertaining and outdoor living, featuring a patio seating area, lawned gardens, established planting and rear access. The orchard area further enhances the property's appeal, providing a wonderful rural feel rarely found so close to local amenities and transport links.

Offering the perfect balance between countryside living and everyday convenience, this exceptional home presents a rare opportunity to acquire a beautifully renovated property in a highly desirable location.

LOCATION

Sugden is a small and highly desirable rural hamlet situated between the market town of Wellington and the historic county town of Shrewsbury. The location offers a peaceful countryside setting whilst remaining exceptionally well connected for commuting and daily amenities.

The nearby villages of High Ercall and Longdon-upon-Tern provide a range of local facilities including shops, pubs, primary schooling and community amenities. Shrewsbury is approximately 20 minutes away by car and offers an extensive range of independent shops, restaurants, cafés, leisure facilities and highly regarded schools. Wellington and Telford provide excellent transport connections including rail services, access to the national motorway network and a wide range of retail and employment opportunities.

The surrounding countryside offers numerous walking, cycling and outdoor pursuits, making the area particularly appealing to those seeking a rural lifestyle without sacrificing convenience.

ROOMS

GROUND FLOOR

ENTRANCE HALL

KITCHEN
13'11 x 8'4

LIVING ROOM
14'8 x 12'2

UTILITY ROOM
10'8 x 12'6

W.C.

FIRST FLOOR

BEDROOM ONE
11'7 x 9'11

BEDROOM TWO
10'86 x 9.97

BEDROOM THREE
7'10 x 7'7

BATHROOM

EXTERNAL

GARDEN

DRIVEWAY

LOCAL AUTHORITY
Telford & Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

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 £36 (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.