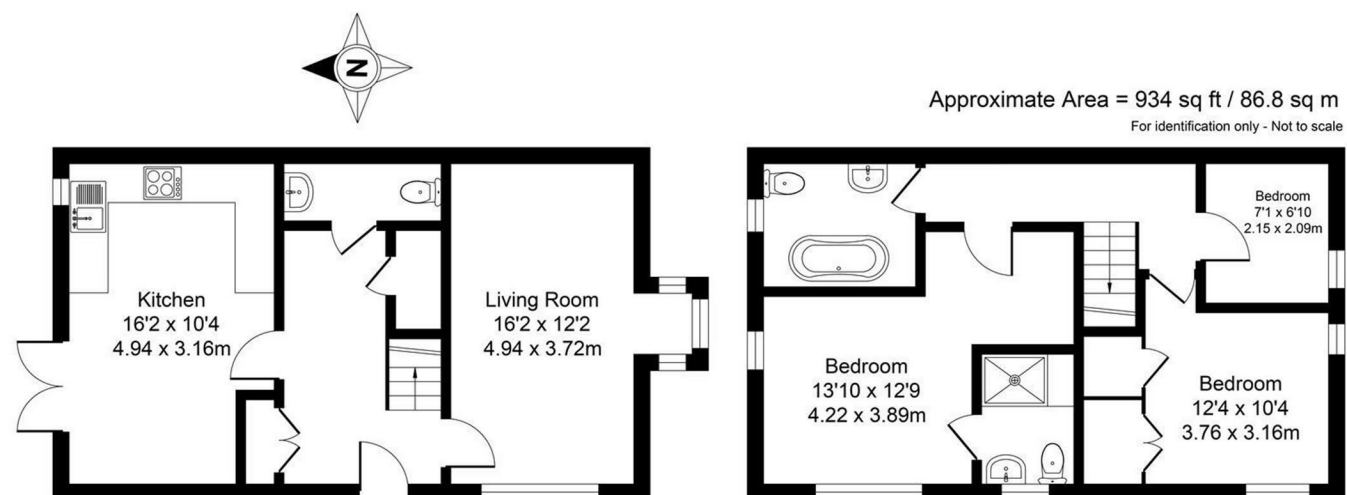


FOR SALE

3 Simkin Close, Telford, TF3 5FG



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



FOR SALE

Offers in the region of £290,000

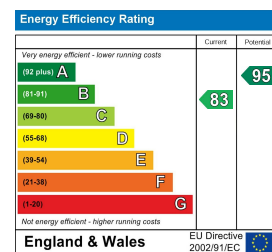
3 Simkin Close, Telford, TF3 5FG

Stunningly presented three-bedroom detached home featuring a kitchen/diner, dual-aspect lounge, downstairs WC, en-suite to bedroom one, family bathroom, enclosed brick-walled garden and parking for two cars. Early viewing is highly advised.

**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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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Immaculate Throughout
- Two Parking Spaces
- Landscaped Garden
- Close to Amenities
- Corner Plot
- En-Suite to Main Bedroom

#### DESCRIPTION

Beautifully presented throughout, this impressive three-bedroom detached home offers stylish, well-proportioned accommodation, perfectly suited to a wide range of buyers. Occupying a desirable corner plot, the property enjoys an enhanced sense of space and privacy both inside and out.

The ground floor opens with a welcoming entrance hall leading through to a bright and spacious lounge, where dual-aspect windows flood the room with natural light, creating a warm and inviting atmosphere. The contemporary kitchen/diner forms the heart of the home, providing an excellent space for cooking, dining and entertaining, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor are three generously sized bedrooms. The principal bedroom benefits from a sleek, modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, all finished to a high standard.

Externally, the property truly excels. Set on a corner plot, the home enjoys a beautifully landscaped, enclosed brick-walled garden offering a high degree of privacy. Thoughtfully designed with raised borders, a dedicated seating area, and an attractive pergola, the garden provides the perfect setting for outdoor dining, relaxation and entertaining throughout the seasons. Further benefits include off-road parking for two vehicles.

#### 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

##### LIVING ROOM

16'2" x 12'2"

##### KITCHEN

16'2" x 10'4"

##### W.C

#### FIRST FLOOR

##### BEDROOM ONE

13'10" x 12'9"

##### EN-SUITE

##### BEDROOM TWO

12'4" x 10'4"

##### BEDROOM THREE

7'0" x 6'10"

##### BATHROOM

##### EXTERNAL

##### GARDEN

##### LOCAL AUTHORITY

Telford and Wrekin Council

##### COUNCIL TAX BAND

Council Tax Band: C

##### 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.