



Helping *you* move



46 Miller Meadow, Leegomery

This attractive Three Bedroom Semi-Detached House provides tastefully presented accommodation throughout and is conveniently located for a range of neighbourhood amenities and education facilities.

Offers in excess of
£260,000

46 Miller Meadow, Leegomery, Telford, TF1 6NS.

Overview

- Modern Semi-Detached House
- Attractive presentation throughout
- Lounge
- Kitchen / Diner
- Three Bedrooms
- En-suite Shower Room
- Principal Bathroom
- Driveway parking for two vehicles
- Rear Garden
- Gas CH, Double Glazing
- EPC tbc, Council Tax C



Location

Situated on a modern estate of similar styled properties in the popular residential locality of Leegomery, being served by a range of neighbourhood facilities and Primary School. An excellent road network links the property to the traditional market Town of Wellington and modern leisure and shopping facilities of Telford Town Centre.

Brief Description

This modern, attractive Semi-Detached House has smartly presented accommodation throughout ideal for family occupation or young couple. Entering through the Canopy storm porch into the Entrance Hall - off to the left is the Lounge with a window overlooking the fore. Situated to the rear is the Kitchen Diner, a bright and airy room with windows and French doors looking to the rear - there are a range of high gloss fronted drawers, base and wall mounted units in two complementary shades and benefitting from integrated fridge / freezer, double eye level oven, gas hob with extractor over and dishwasher. Within the Kitchen is a useful Utility Cupboard with provision for stacked washing machine and dryer. A guest cloakroom completes the ground floor accommodation.



Stairs, with turns, ascend to the first floor Landing - Bedroom One is located to the front with built-in wardrobe, useful recesses for furniture etc., door to the En-suite with modern white three piece suite. There are two further bedrooms overlooking the rear garden. The Bathroom has a modern white three piece suite. The property benefits from Gas central heating and double glazing.

Externally, the property is approached over a double width driveway with pathway leading to the side access (shared with next door neighbour) and a pedestrian gate opens into the rear garden - here you will find a paved patio area, lawned garden and hardstanding suitable for a garden shed.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. There is a Communal Grounds service charge payable, currently £211 per annum, to Betts Ecology & Estates

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Princess Royal hospital roundabout proceed along the A5223 towards Shawburch - at Shawburch roundabout turn right onto Queensway A442 in the direction of Leegomery. At Leegomery roundabout take the third exit off into Hadley Park Road and then first left into Miller Meadow. Follow this road around to the right and the property will be found on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE40047.020626

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.
Made with Metropix 6/2026

All measurements quoted are approximate:

LOUNGE 15' 8" x 10' 7" (4.78m x 3.23m)

KITCHEN / DINER 17' 5" x 11' 2" (5.31m x 3.4m)

CLOAKROOM 5' 8" x 2' 9" (1.73m x 0.84m)

BEDROOM ONE 11' 2" x 8' 8" (3.4m x 2.64m) min.

EN-SUITE 10' 7" x 4' 1" (3.23m x 1.24m)

BEDROOM TWO 11' 6" x 8' 7" (3.51m x 2.62m)

BEDROOM THREE 8' 5" x 8' 3" (2.57m x 2.51m)

BATHROOM 6' 5" x 5' 5" (1.96m x 1.65m)

EPC Graph

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

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Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.