

40 BICKERTON GROVE

OVERDALE | TELFORD | SHROPSHIRE | TF3 5JL







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.

Asking Price £300,000



2 3 2 C

- **Beautifully Presented Throughout**
- **Three Double Bedrooms En-Suite to Main**
- **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

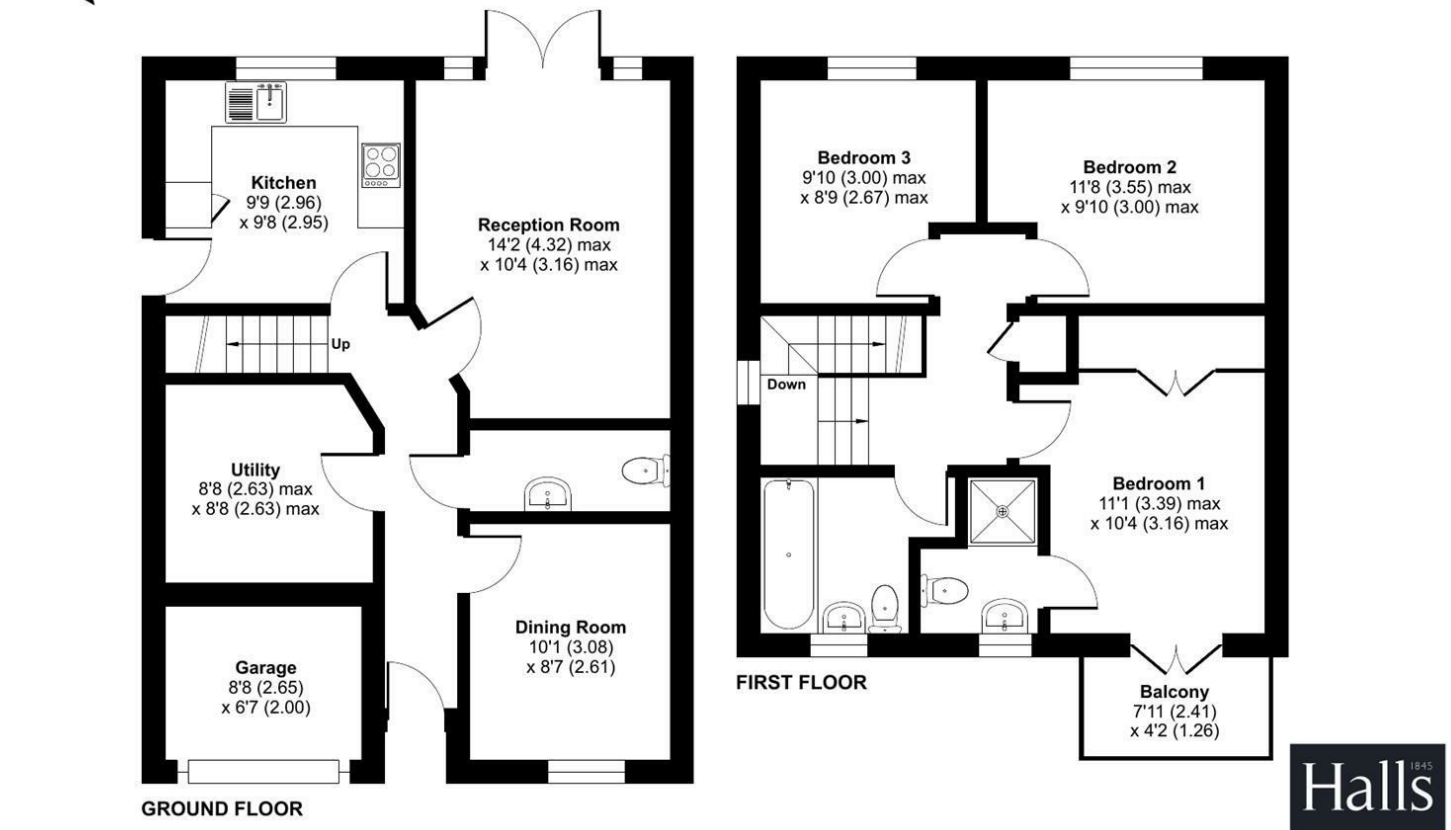
COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

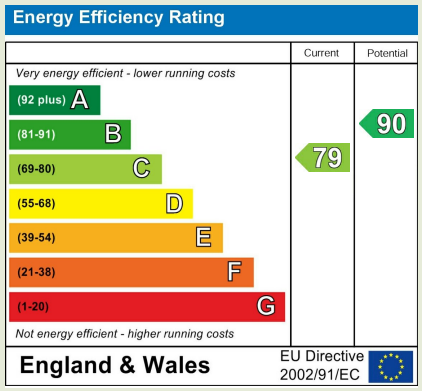
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

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 £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.

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



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Halls 1845

TELFORD SALES

32 Market Street | Wellington | Telford | TF1 1DT

01952 971800 telford@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.