



**Church Parade, Telford, TF2**  
Telford

Guide Price  
**£150,000**

Bedrooms: | Bathrooms: | Receptions:  
3 | 1 | 2

Council Tax Band: B

Tenure: Freehold

Property Type: End of Terrace House

- Chain free
- Planning approved for a new three bedroom end terrace to the side
- Foundations already in place and visible
- Potential for a further dwelling at the end of the garden subject to planning
- Conservatory providing an extra reception space
- Kitchen diner ideal for day to day family living
- Less than a one minute walk to a local Premier shop
- Around eight minutes drive to Telford Centre and approximately eleven minutes drive to Princess Royal Hospital
- Being Sold by EXP UK Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- EG1332



EG1332

Tucked away in Telford, this three bedroom end of terrace home offers comfortable day to day living now, with a genuinely exciting opportunity for the future thanks to planning permission already in place for an additional three bedroom end of terrace home to the side.

Inside, the layout is practical and family friendly. There is a welcoming entrance hall leading into a bright living room, while the kitchen diner provides a generous everyday space for cooking, eating and hosting. To the rear, the conservatory adds a useful extra reception area that could work as a dining spot, playroom or relaxing sun room, plus there is the added benefit of a ground floor WC. Upstairs you will find three bedrooms and the main family bathroom.

What truly sets this property apart is the development potential. Planning has been granted under reference TWC/2021/0071 for a three bedroom end of terrace dwelling on the side plot, and the foundations are already in place and visible, meaning a significant amount of the early groundwork has already been completed. The second image provided is an example of how the finished build may look, however it is for illustration only and may not be fully accurate, so please reach out if you would like to see the architectural drawings and approved plans in full detail. There is also potential for a further property towards the end of the garden, subject to planning, offering additional longer term upside for buyers with an eye on future development.

The location is ideal for convenience. A local Premier corner shop is less than a one minute walk away for everyday essentials, while Telford Centre is around an eight minute drive for major shopping, restaurants and leisure. Princess Royal Hospital is approximately an eleven minute drive, and the wider area benefits from strong road links across Telford and out towards the M54, making commuting straightforward.

If you are looking for a home you can move into now, with a rare opportunity to add value through an already approved side build, this is well worth viewing.

Photo Disclaimer:

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets, and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit

Early viewing is highly recommended to fully appreciate the space, character, and location on offer.

Auctioneer Comments:

This Property is Being sold by EXP Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.



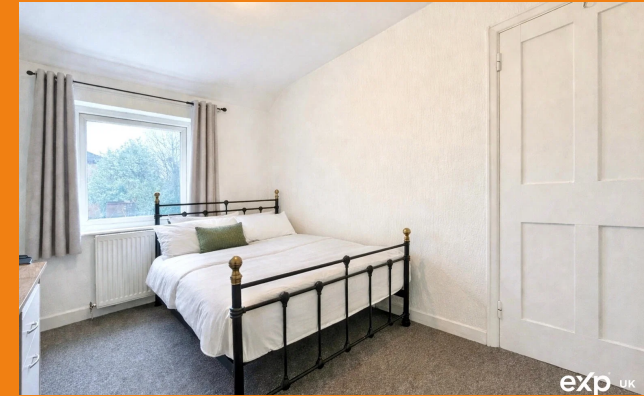
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Approx Gross Internal Area  
87 sq m / 933 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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