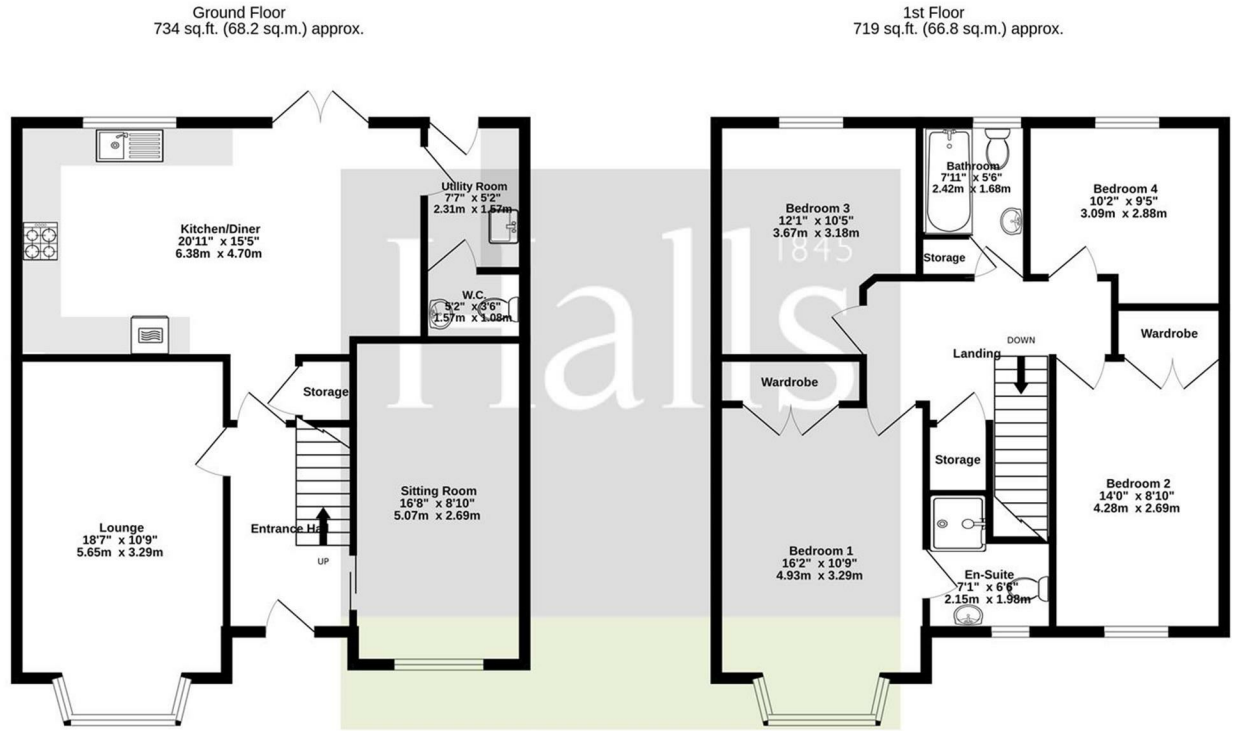


FOR SALE

34 Miller Meadow, Leegomery, Telford, TF1 6NS



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

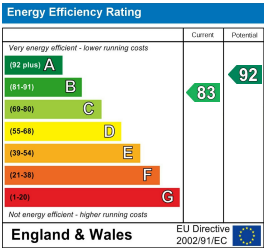
Offers in the region of £375,000

34 Miller Meadow, Leegomery, Telford, TF1 6NS

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



This spacious four-bedroom family home is well-presented throughout, with two large reception rooms, plus an open-plan kitchen/diner.





01952 971800


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




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2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- Well-Presented
- Converted Garage
- Sought-After Location
- EPC Rated B
- Close to Amenities
- Open-Plan Kitchen/Diner

DESCRIPTION
This beautifully presented home offers exceptional curb appeal and stylish, contemporary interiors, making it a must-see for any discerning buyer. Set within a desirable location, this spacious and thoughtfully designed property effortlessly combines comfort, practicality, and elegance throughout.

Step inside to discover a welcoming atmosphere, where generous living spaces flow seamlessly from room to room. At the heart of the home lies a stunning open-plan kitchen and dining area, featuring sleek fitted units, integrated appliances, and under-cupboard lighting that creates a warm and inviting space for both everyday meals and entertaining. Porcelain tiled floors and sliding doors that open directly onto the landscaped rear garden add a touch of sophistication, while the adjoining utility room provides additional convenience and access to a modern guest cloakroom.

The original garage has been thoughtfully converted into a versatile sitting room, offering a cosy second reception area ideal for relaxing, working from home, or as a playroom. This additional space enhances the flexibility of the ground floor layout, catering perfectly to modern family life.

At the front of the home, a spacious lounge benefits from a large bay window that floods the room with natural light, providing a comfortable retreat for unwinding in the evenings.

Upstairs, the home continues to impress with four generously sized bedrooms. The master suite enjoys its own private en-suite shower room and fitted wardrobes, while the additional bedrooms offer flexibility for family living, guests, or home working. A stylish family bathroom with a three-piece suite and complimentary tiling completes the upper floor.

Outside, the landscaped rear garden provides a perfect backdrop for outdoor dining and relaxation, with a patio area, raised flower beds, and thoughtful touches like weatherproof sockets, outdoor lighting, and a tap. The front garden is well maintained, with planted borders and a driveway providing ample off-road parking.

With its blend of modern features, generous accommodation, and inviting outdoor space, this home is sure to attract strong interest. Don't miss your chance—call now to arrange your viewing and avoid disappointment!

LOCATION
Located in the sought-after residential area of Leegomery, this property is close to a range of local amenities, including a Primary School. Apley Woods and Nature Reserve, just a short distance away, offer a variety of scenic walking routes. The property is well-connected by an excellent road network, providing easy access to the historic market town of Wellington and the modern leisure and shopping facilities at Telford Town Centre.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE
18'6" x 10'9"

SITTING ROOM
16'7" x 8'9"

KITCHEN/DINER
20'11" x 15'5"

UTILITY ROOM
7'6" x 5'1"

W.C.

FIRST FLOOR

BEDROOM 1
16'2" x 10'9"

EN-SUITE

BEDROOM 2
14'0" x 8'9"

BEDROOM 3
12'0" x 10'5"

BEDROOM 4
10'1" x 9'5"

BATHROOM

EXTERNAL

LOCAL AUTHORITY
Telford and Wrekin

COUNCIL TAX
Council Tax Band: E

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

POSSESSION AND TENURE
Freehold with vacant possession on completion.

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.