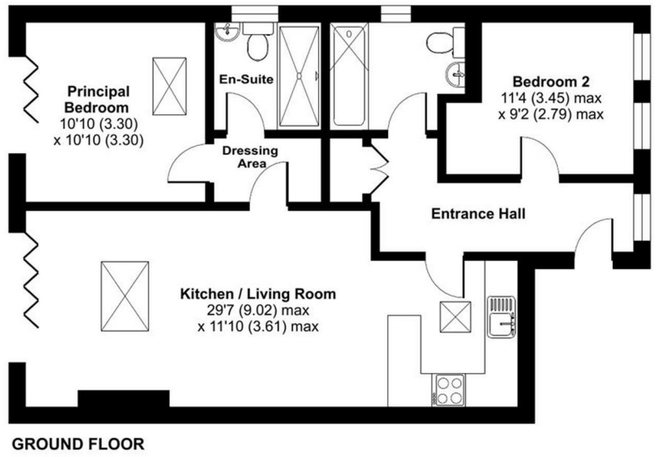
FOR SALE

The Shrubbery Limekiln Lane, Lilleshall, Telford, Shropshire, TF10 9EX

Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale

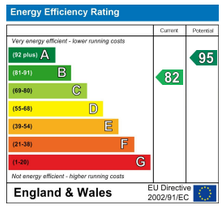


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1465963

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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FOR SALE

Offers in the region of £440,000

The Shrubbery Limekiln Lane, Lilleshall, Telford, Shropshire, TF10 9EX

STAMP DUTY PAID & FREE LEGAL CONVEYANCING AVAILABLE FOR PROCEEDABLE BUYERS WHO COMMIT TO PURCHASE BY 30TH JUNE
Terms & conditions apply

The Shrubbery is an exceptional new-build detached bungalow situated within a private landscaped plot in the highly sought-after village of Lilleshall. Finished to an excellent specification throughout, this beautifully designed home features a stunning vaulted open-plan kitchen, dining and living space, two double bedrooms including a principal suite with dressing area and en-suite, underfloor heating throughout and extensive boarded loft storage with a pull-down ladder providing easy access. Further benefits include wardrobes fitted to the purchaser's choice and included within the purchase price, private gardens, driveway parking, garage potential (subject to consent) and a 10-year structural warranty.







FOR SALE

1 Reception Room/s | 2 Bedroom/s | 2 Bath/Shower Room/s











- **Stunning vaulted open-plan living space**
- **Two double bedrooms**
- **Stamp Duty Paid & Free Legals T&C's apply**
- **No Upward Chain**
- **Sought-after village location in Lilleshall**
- **Detached New Build, Chain Free**

BUYER INCENTIVE -
Beat the Stagnation: Stamp Duty PAID & Free Legal Fees if You Secure Your Home by 30th June!

The property market might be moving slowly, but your move doesn't have to. To help you secure your new home, the developer is removing two of the biggest upfront costs associated with buying a property.

Commit to your purchase by 30th June and we will take care of the rest:

• Stamp Duty Land Tax (SDLT) – Fully paid by the developer, saving you thousands in upfront costs.

• Free Legal Conveyancing – Provided through the developer's panel of independent solicitors, with no legal fees to pay.

How to Qualify

• Available to proceedable purchasers only.

• Buyers must be chain-free cash purchasers, have exchanged contracts on their existing property, or hold a valid Mortgage in Principle with funds readily available.

• Purchasers must formally accept the sales terms and instruct solicitors on or before 30th June.

Contact us today to arrange your viewing and secure this substantial financial incentive before the deadline expires.

DESCRIPTION
Extending to approximately 784 sq ft (72.8 sq m), the accommodation has been thoughtfully arranged to maximise natural light and create a wonderful sense of space throughout.

At the heart of the home is a magnificent open-plan kitchen, dining and living area measuring almost 30ft in length. Featuring a vaulted ceiling with rooflights and dramatic floor-to-ceiling glazing overlooking the rear garden, this stunning room is flooded with natural light and provides the perfect environment for both entertaining and everyday living. The stylish fitted kitchen incorporates quality cabinetry, integrated appliances and generous preparation space, creating a seamless connection between cooking, dining and relaxation areas.

The principal bedroom suite is a generously proportioned double bedroom benefiting from a dedicated dressing area, fitted wardrobes (to be installed prior to occupation and included within the purchase price) and a contemporary en-suite shower room. A second double bedroom is served by a separate family bathroom, providing flexibility for visiting guests, family members or home-working requirements.

Further practical features include a useful utility cupboard with space for separate washing machine and tumble dryer appliances, together with the property's boiler. Underfloor heating runs throughout the bungalow, removing the need for radiators and maximising usable living space.

The property also benefits from extensive boarded loft storage with fitted loft ladder access, providing valuable and easily accessible additional storage.

Externally, The Shrubbery enjoys a secluded landscaped setting with driveway parking and private rear gardens. In addition, there is space adjacent to the property suitable for the erection of a garage, subject to the necessary planning consents.

Offering a rare combination of quality, efficiency and contemporary village living, The Shrubbery presents an outstanding opportunity to acquire a beautifully designed new-build bungalow in one of Shropshire's most desirable locations.

LOCATION
Lilleshall is one of Shropshire's most desirable villages, renowned for its attractive surroundings, thriving community and excellent accessibility. The village is home to the popular Red House public house, St Michael's Church and an active village hall hosting a variety of social and community events throughout the year.

The nearby market town of Newport provides an excellent range of independent retailers, cafés, restaurants, public houses and supermarkets including Waitrose, whilst Telford offers extensive shopping, leisure and recreational facilities. The village benefits from regular public transport links and convenient access to the A518, providing straightforward connections to Stafford, Telford and the M54 motorway network. Rail services from Telford provide direct access to Shrewsbury, Wolverhampton, Birmingham and London Euston.

ROOMS

ENTRANCE HALL

KITCHEN/LIVING ROOM
29'7 x 11'10

PRINCIPLE BEDROOM
11'4 x 9'2

DRESSING AREA

EN-SUITE SHOWER ROOM

BATHROOM

BEDROOM TWO
10'10 x 10'10

EXTERNAL

DRIVEWAY

GARDEN

LOCAL AUTHORITY
Telford & Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: B

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.