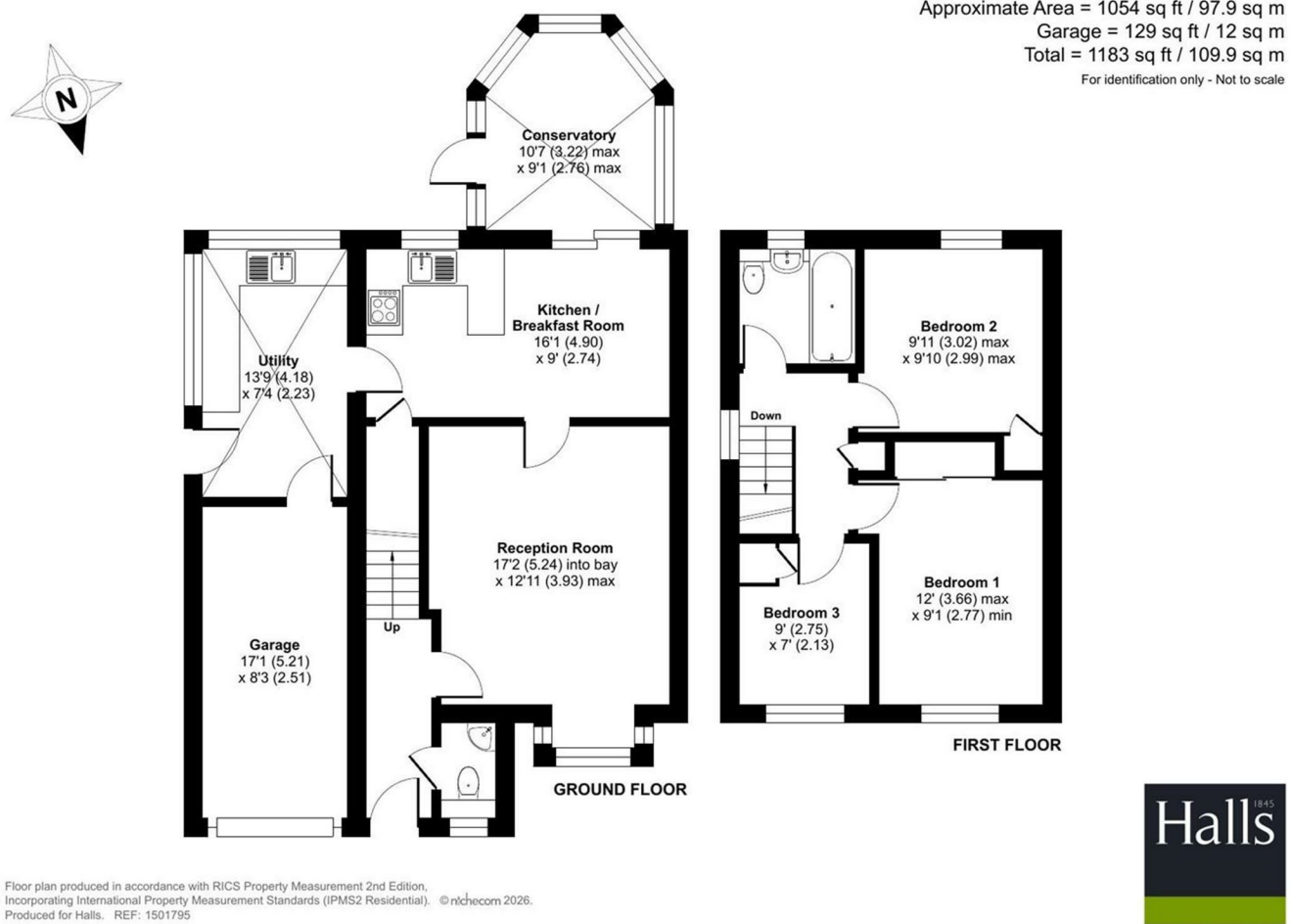


FOR SALE

6 Jarman Drive, Horsehay, Telford, TF4 3UP



FOR SALE

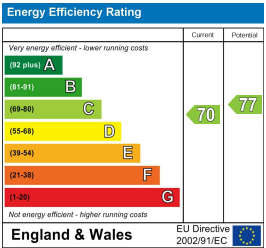
Offers in the region of £305,000

6 Jarman Drive, Horsehay, Telford, TF4 3UP

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



Spacious three-bedroom detached home in the ever-popular village of Horsehay, featuring a stylish refitted kitchen/diner, conservatory, utility room, integral garage, private established gardens and ample driveway parking. Ideally positioned close to local amenities, countryside walks and excellent transport links.



01952 971800

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



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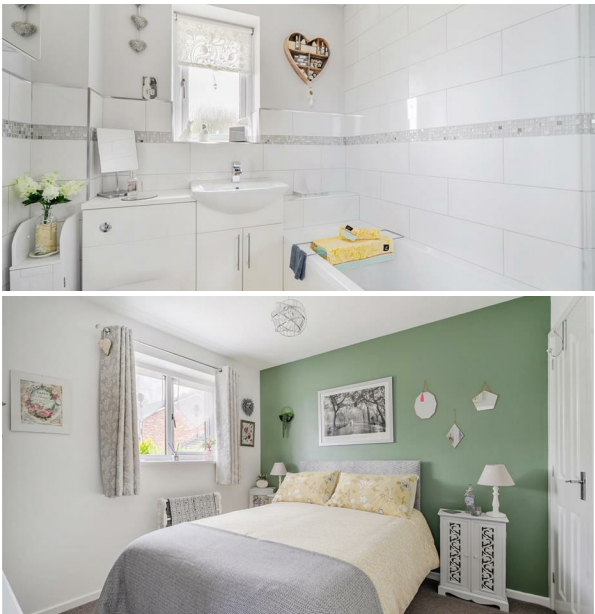
01952 971800


2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s





- Well-Presented Throughout
- Utility Room and W.C.
- Integral Garage
- Conservatory
- Sought-After Location
- Landscaped Garden

DESCRIPTION

This attractive three-bedroom detached home occupies a sought-after residential position and offers well-balanced accommodation that will appeal to families, couples and those looking to enjoy the benefits of a detached property with generous living space.

The welcoming lounge provides a comfortable setting to relax, enhanced by an attractive feature fireplace and bay window that fills the room with natural light. To the rear, the restyled kitchen/diner has been thoughtfully improved to create an ideal space for both everyday family life and entertaining, with the adjoining conservatory providing an additional reception area overlooking the garden. A practical utility room adds further convenience and offers internal access to the integral garage, while a guest cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in wardrobes, together with a family bathroom suite that has recently been refitted.

Outside, the property enjoys established front and rear gardens offering a good degree of privacy, with mature planting, a shaped lawn and patio areas providing an attractive setting for outdoor dining or simply unwinding. A tandem driveway provides ample off-road parking and leads to the integral garage, offering further storage, workshop space or secure parking.

Offering spacious accommodation, attractive gardens and a highly desirable location, this is a fantastic opportunity to acquire a detached home that is ready to be enjoyed while still offering scope for a new owner to make it their own.

LOCATION

Horsehay is one of Telford's most desirable locations, blending village charm with excellent everyday convenience. Surrounded by beautiful countryside and within easy reach of Horsehay Pool, Lightmoor Nature Reserve and the UNESCO World Heritage Site of Ironbridge, it offers an enviable lifestyle for walkers, cyclists and families alike. Local amenities, well-regarded schools and independent cafés are close by, while nearby Lawley, Telford Town Centre and the M54 provide superb shopping, leisure and commuter links.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINER

UTILITY ROOM

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

INTEGRAL GARAGE

LOCAL AUTHORITY

Telford and Wrekin

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 £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.