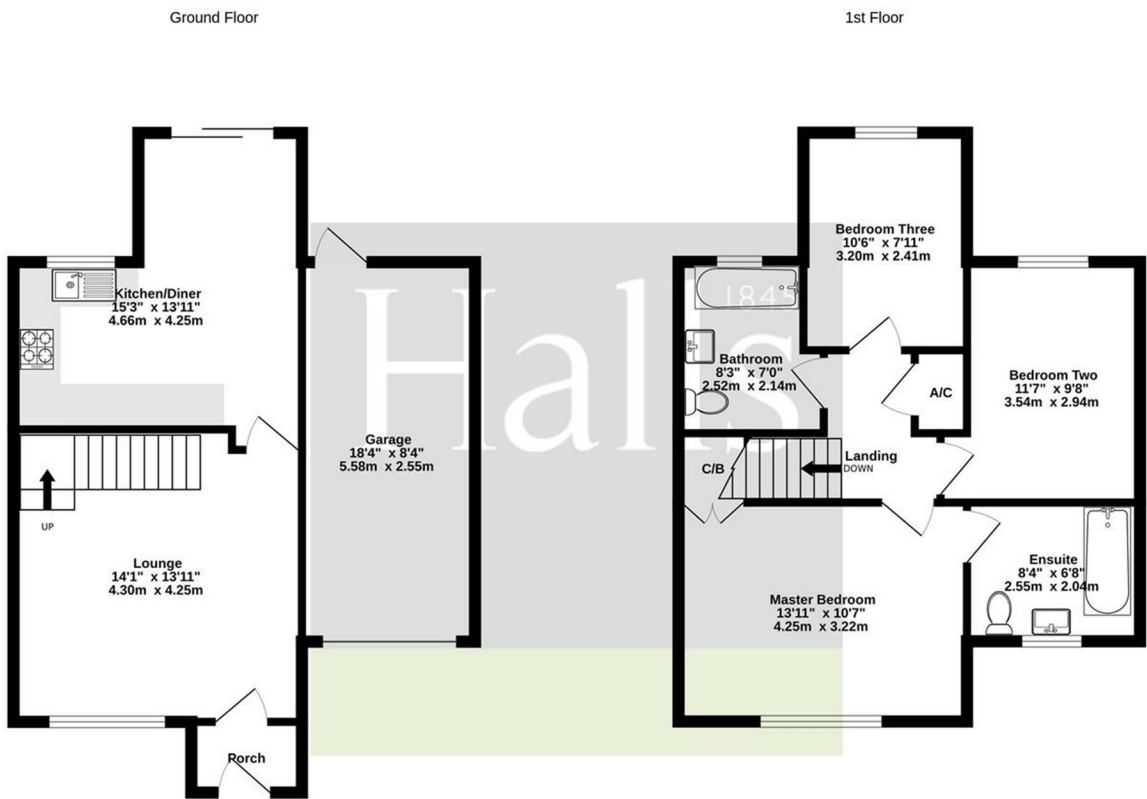


FOR SALE

12 Mere Grove, Telford, TF5 0NR



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

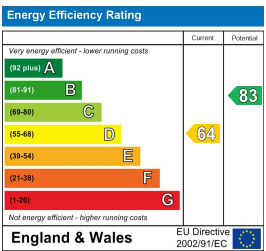
Offers in the region of £270,000

12 Mere Grove, Telford, TF5 0NR

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 three-bedroom end-of-terrace property is well-presented throughout and is situated on a generous corner plot in the sought-after area of Shawburch.



01952 971800

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



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1 Reception Room/s


3 Bedroom/s


2 Bath/Shower Room/s


2 Bath/Shower Room/s



- Generous Corner Plot
- Garage with Driveway
- Close to Amenities
- Well-Presented
- En-Suite to Main Bedroom
- Sought-After Location

DESCRIPTION
A well-presented three-bedroom cottage-style home, offering a lovely balance of character features and practical living, complete with garage and a landscaped rear garden.

The property features a welcoming lounge with a feature fireplace and log burner, creating a cosy focal point, alongside a well-appointed kitchen/dining space fitted with a farmhouse-style cooker, Belfast sink and integrated appliances. French doors open out to the garden, allowing for plenty of natural light and an easy connection to outdoor living.

Upstairs, the main bedroom benefits from its own en-suite, with two further bedrooms and a family bathroom providing comfortable and versatile accommodation.

Externally, the property offers driveway parking for up to three vehicles, a garage with power and access to the rear, and a thoughtfully arranged garden with patio seating area, lawned sections and useful storage—ideal for both relaxing and entertaining.

LOCATION
Mere Grove is located in Shawbirch. There are a great selection of amenities as well as primary and secondary schools around the area. With the Market Town of Wellington approximately two miles away which provides a range of local shops, traditional market, Supermarket, Library, Leisure Centre, plus transport links including a Bus and Railway Station. A GP Surgery, Pharmacy and Spar convenience store are also located a short distance from the property.

GROUND FLOOR
ROOMS
PORCH

LOUNGE
14'1 x 13'11
KITCHEN/DINER
15'3 x 13'11

FIRST FLOOR
BEDROOM ONE
13'11 x 10'7
EN-SUITE
BEDROOM TWO
11'7 x 9'8
BEDROOM THREE
10'6 x 7'11

BATHROOM
EXTERNAL
GARAGE
LOCAL AUTHORITY
Telford and Wrekin Council
COUNCIL TAX BAND
Council Tax Band: D

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.