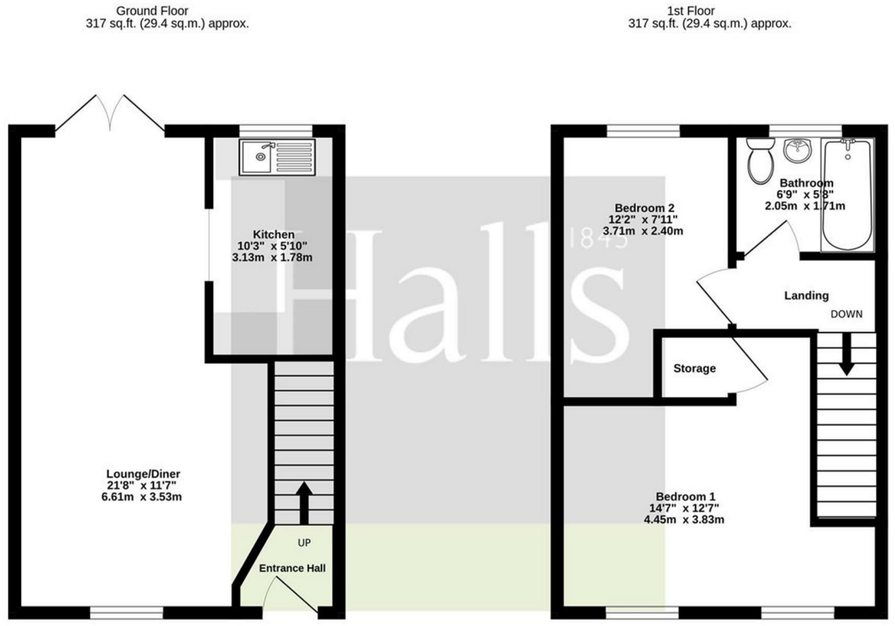
FOR SALE

1 Mccormick Drive, Telford, TF1 3LZ



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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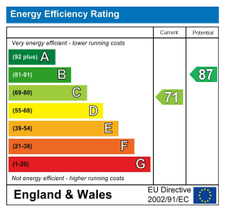
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised 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



Halls 1845

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FOR SALE

Offers in the region of £185,000

1 Mccormick Drive, Telford, TF1 3LZ

Immaculately presented and ready to move straight into! This spacious two-bedroom end-terrace home in popular Shawbirch is offered with no upward chain and features a generous lounge/dining room, enclosed rear garden and driveway parking, making it an ideal first-time buy, downsizer or investment opportunity.

FOR SALE

1 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

- **No Upward Chain**
- **Ideal for First-Time-Buyers**
- **Large Corner Plot**
- **Well-Presented**
- **Sought-After Location**
- **Close to Amenities**

DESCRIPTION

Situated in the ever-popular residential area of Shawbirch, this beautifully presented two-bedroom end-terrace home offers an excellent opportunity for first-time buyers, downsizers or investors alike. Freshly decorated throughout and offered with no upward chain, the property is ready to move straight into, making for a smooth and stress-free purchase.

Stepping inside, the welcoming accommodation has been thoughtfully arranged to make the most of the space on offer. The generous lounge/dining room provides a comfortable setting for everyday living, with ample room for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room while creating a seamless connection between the indoor and outdoor spaces.

The kitchen is bright and practical, offering a good range of units together with space for appliances, making it ideal for day-to-day cooking. Its neutral finish provides a blank canvas for a new owner to add their own personal style.

Upstairs, there are two well-proportioned double bedrooms, both offering versatile accommodation to suit a range of needs, whether as comfortable bedrooms, a guest room or a home office. Completing the first floor is the family bathroom, fitted with a panel bath with shower over, wash hand basin and WC.

Outside, the property enjoys an enclosed rear garden, providing a pleasant space to relax, entertain or enjoy a spot of gardening. To the front, a private driveway offers convenient off-road parking.

With its immaculate presentation, generous accommodation and sought-after location, this is a fantastic home ready for its next owners to enjoy.

LOCATION

Shawbirch is a consistently popular residential area on the north-western edge of Telford, offering an excellent balance of convenience and green open spaces. Everyday amenities, supermarkets, schools and leisure facilities are all close at hand, while nearby Wellington provides a bustling market town atmosphere with independent shops, cafés and a railway station. The area also benefits from excellent road links to the M54 and A442, making it an ideal choice for commuters travelling across Telford, Shrewsbury and the West Midlands.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER
21'8" x 11'7"

KITCHEN
9'8" x 5'8"

FIRST FLOOR

BEDROOM ONE
11'8" x 9'2"

BEDROOM TWO
12'2" x 7'10"

BATHROOM

LOCAL AUTHORITY
Telford and 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 £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.