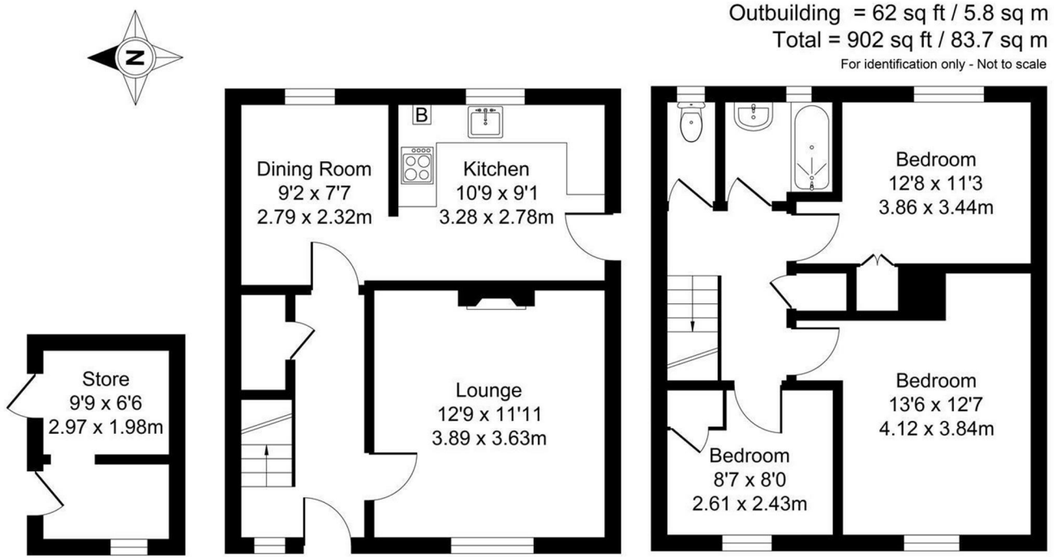
FOR SALE

7 Summer Crescent, Wrockwardine Wood, Telford, Shropshire, TF2 7AZ

Approximate Area = 840 sq ft / 77.9 sq m
Outbuilding = 62 sq ft / 5.8 sq m
Total = 902 sq ft / 83.7 sq m
For identification only - Not to scale

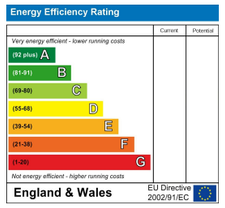


Outbuilding Ground Floor First Floor

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no responsibility is taken for any error.

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



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Telford Sales
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FOR SALE

Offers in the region of £185,000

7 Summer Crescent, Wrockwardine Wood, Telford, Shropshire, TF2 7AZ

LARGE PLOT WITH LARGE PARKING AREA. See Photos. Nestled in the charming area of Wrockwardine Wood, Telford, this three bedroom, semi-detached house on Summer Crescent. In need of modernisation, with a good-sized lounge, separate dining room, kitchen with garden access and a useful outbuilding. This property offers an exciting opportunity for first time buyers and investors alike.

FOR SALE

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- In Need of Modernisation.
- Spacious Corner Plot.
- Perfect for First Time Buyers or Investors.
- Ample Parking
- Close to local amenities.
- NO CHAIN.

DESCRIPTION

This three-bedroom home offers a fantastic opportunity for anyone looking to modernise a property and make it their own. Inside, the ground floor provides a surprisingly spacious layout, including a bright front lounge, a separate dining room and a well-proportioned kitchen with access out to the garden.

Upstairs, the property features two generous double bedrooms along with a third bedroom that works well as a single room, home office or nursery. A family bathroom with both a bath and separate W.C. serves the first floor.

Outside, a useful outbuilding offers additional storage or workshop space. With its good room sizes and great potential throughout, this is an ideal purchase for buyers keen to take on a project and add value in a well-established residential location.

LOCATION

Wrockwardine Wood sits close to a range of everyday amenities, including local shops, schools and nearby leisure facilities such as Oakengates Leisure Centre. The area is well served by public transport, with regular bus routes connecting residents to Telford Town Centre and surrounding districts, and Oakengates railway station just over a kilometre away for wider travel. It is bordered by areas like Oakengates, Donnington, St Georges and Trench, giving residents easy access to additional shopping, services and green spaces across the north-east side of Telford.

ROOMS

GROUND FLOOR

LOUNGE
12'9" x 11'10"

DINING ROOM
9'1" x 7'7"

KITCHEN
10'9" x 9'1"

FIRST FLOOR

BEDROOM ONE
13'6" x 12'7"

BEDROOM TWO
12'7" x 11'3"

BEDROOM THREE
8'6" x 7'11"

BATHROOM

W.C.

EXTERNAL

STORE
9'8" x 6'5"

GARDEN

LOCAL AUTHORITY
Telford & Wrekin Council

COUNCIL TAX BAND
Council Tax Band: A

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

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.