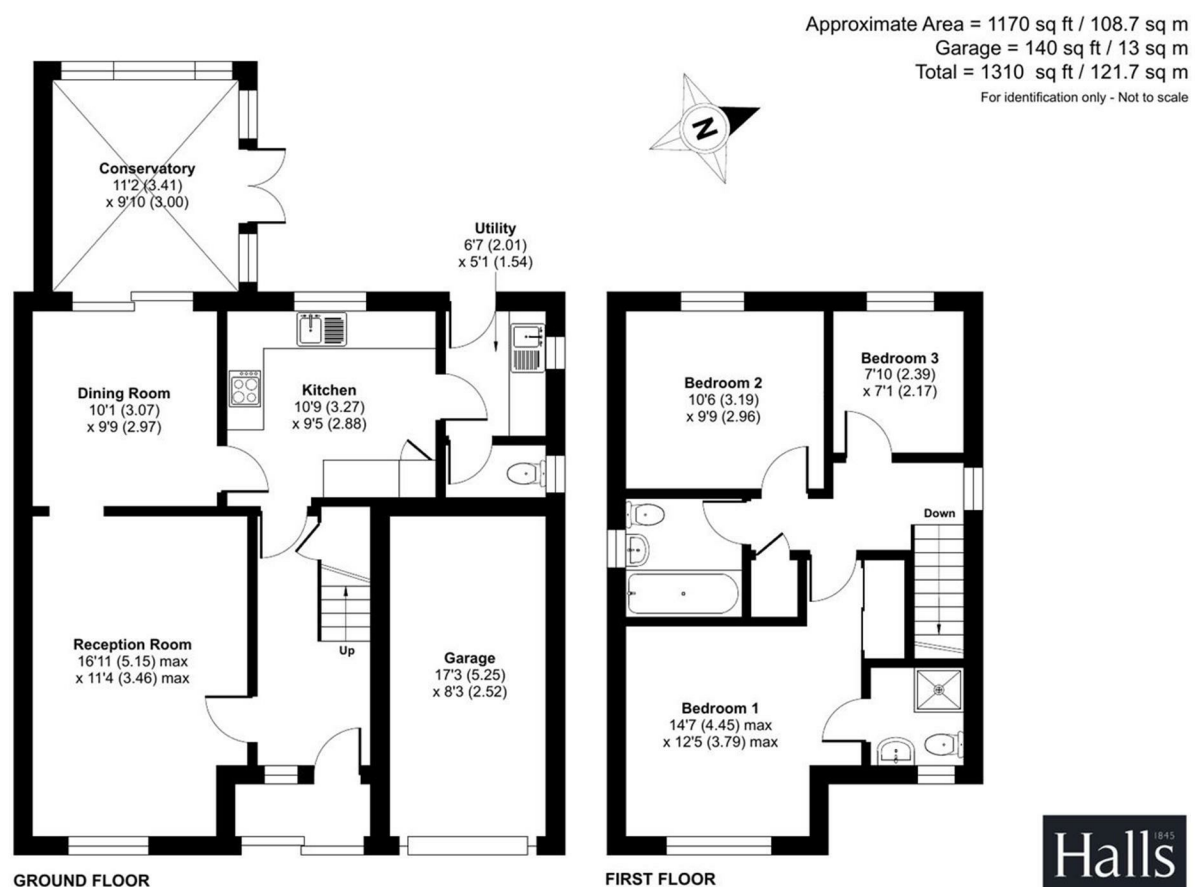


FOR SALE



19 Cygnet Drive, Telford, TF3 1NP



FOR SALE

Offers in the region of £300,000

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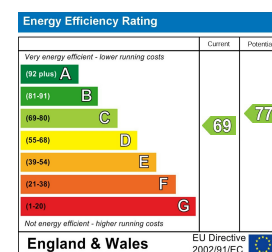
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1463774



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



Detached three-bedroom home on a generous corner plot, well-presented throughout and offering spacious, flexible living. Features include a lounge, dining room, conservatory, kitchen/breakfast room, utility and W.C., with an en-suite to the main bedroom. Externally benefits from landscaped gardens, a garage with driveway, and hardstanding for a caravan. Conveniently located close to local amenities.



01952 971800

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



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3 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- Well-Presented Throughout
- Landscaped Gardens
- Generous Corner Plot
- Conservatory
- Utility Room and W.C.
- Garage with Driveway

DESCRIPTION

Set within a generous corner plot, this well-presented three-bedroom detached house offers spacious and versatile living, both inside and out.

The property welcomes you with a bright and inviting lounge, complemented by a separate dining room ideal for entertaining. A conservatory provides a lovely additional living space, overlooking the landscaped gardens and filling the home with natural light throughout the seasons.

The kitchen/breakfast room is thoughtfully designed for everyday family life, featuring a built-in fridge/freezer, supported by a practical utility room and convenient ground floor W.C. Upstairs, the main bedroom benefits from built-in wardrobes and a private en-suite, while the additional bedrooms are well-proportioned and ideal for family, guests, or home working.

Externally, the home continues to impress. A garage with an electric door, EV charging point, and driveway provides ample parking, further enhanced by hardstanding suitable for a caravan. The landscaped gardens wrap around the property, making the most of the generous corner plot and offering excellent outdoor space for relaxation or entertaining, with the added benefit of an outside tap and external power socket.

Ideally located close to local amenities, this attractive home combines comfort, convenience, and flexibility in a sought-after setting.

LOCATION

ROOMS

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

16'11 x 11'4

DINING ROOM

10'1 x 9'9

KITCHEN

10'9 x 9'5

UTILITY ROOM

6'7 x 5'1

CONSERVATORY

11'2 x 9'10

W.C.

FIRST FLOOR

BEDROOM ONE

14'7 x 12'5

EN-SUITE

BEDROOM TWO

10'6 x 9'9

BEDROOM THREE

7'10 x 7'1

BATHROOM

EXTERNAL

GARAGE

GARDEN

LOCAL AUTHORITY

Telford and Wrekin Council

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.