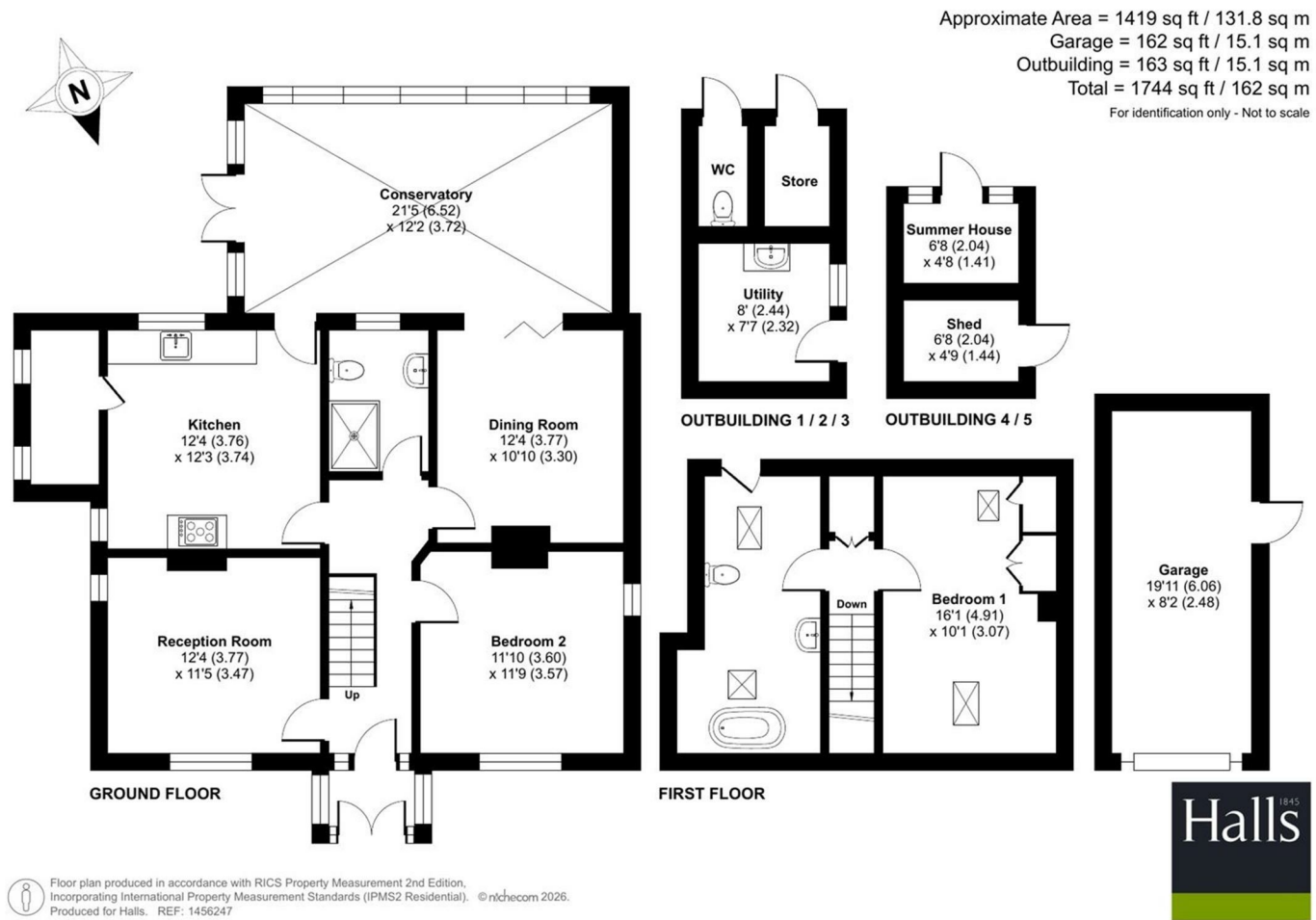


FOR SALE



Ryecroft Cold Hatton, Telford, TF6 6QJ



FOR SALE

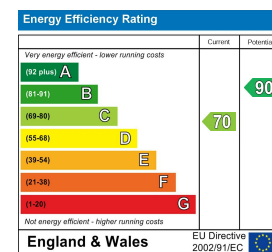
Offers in the region of £439,950

Ryecroft Cold Hatton, Telford, TF6 6QJ

**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

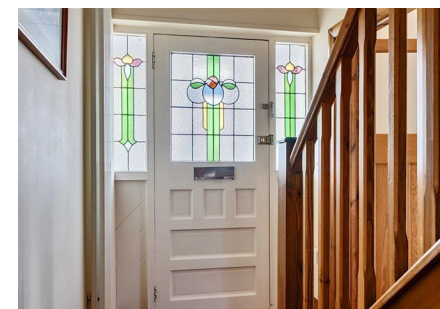


Charming detached dormer bungalow offering versatile accommodation with three double bedrooms, two bathrooms and stunning views to both front and rear. Featuring a large conservatory, south-facing garden with summer house, double driveway and garage, plus owned solar panels and planning permission granted to extend (TWC/2025/0021). A beautifully presented home full of character and potential.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s

- Stunning Views to Front and Rear
- Large Rear Garden with Summer House
- Planning Permission to Extend (TWC/2025/0021)
- Double Driveway with Garage
- Versatile Accommodation
- Well Presented and Maintained

Externally, the property continues to impress with a large south-facing rear garden featuring decking, patio seating areas and a charming summer house, all designed to make the most of the sunny aspect and surrounding outlooks. A useful outbuilding houses a utility room, W.C. and additional garden storage, while ample storage options can also be found throughout the home itself.

Further benefits include a double driveway, garage, owned solar panels and a wealth of attractive period features, all combining to create a unique and well-maintained home in a truly enviable setting.

#### LOCATION

Cold Hatton is a peaceful rural hamlet ideally positioned for access to Shrewsbury, Telford, Wellington and the wider north Shropshire area. Nearby Waters Upton provides everyday conveniences including a local shop and primary school, while Wellington offers a wider range of amenities, secondary schooling and transport links. The M54 motorway network is also within easy reach, providing convenient connections towards Wolverhampton, Birmingham and beyond.

#### ROOMS

##### GROUND FLOOR

##### PORCH

##### ENTRANCE HALL

##### LOUNGE

#### DESCRIPTION

This charming detached dormer bungalow offers beautifully presented and highly versatile accommodation, perfectly suited to a range of buyers while enjoying stunning open views to both the front and rear. Combining character features with practical modern living, the property also benefits from planning permission granted for an extension (TWC/2025/0021), presenting exciting potential for future development.

The accommodation is thoughtfully arranged over two floors and includes three generous double bedrooms, with two located on the ground floor and a further bedroom upstairs, alongside two well-appointed bathrooms – one on each level. A spacious conservatory to the rear provides an excellent additional reception area, enjoying delightful views over the garden and creating an ideal space for relaxing or entertaining.

#### KITCHEN

#### BEDROOM ONE

#### BEDROOM TWO / DINING ROOM

#### SHOWER ROOM

#### CONSERVATORY

#### FIRST FLOOR

#### BEDROOM THREE

#### BATHROOM

#### EXTERNAL

#### OUTBUILDING

#### 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.

#### ADDITIONAL REMARKS

Please note: this property is being marketed by a relative of an employee of Halls Holdings Ltd.

#### 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.