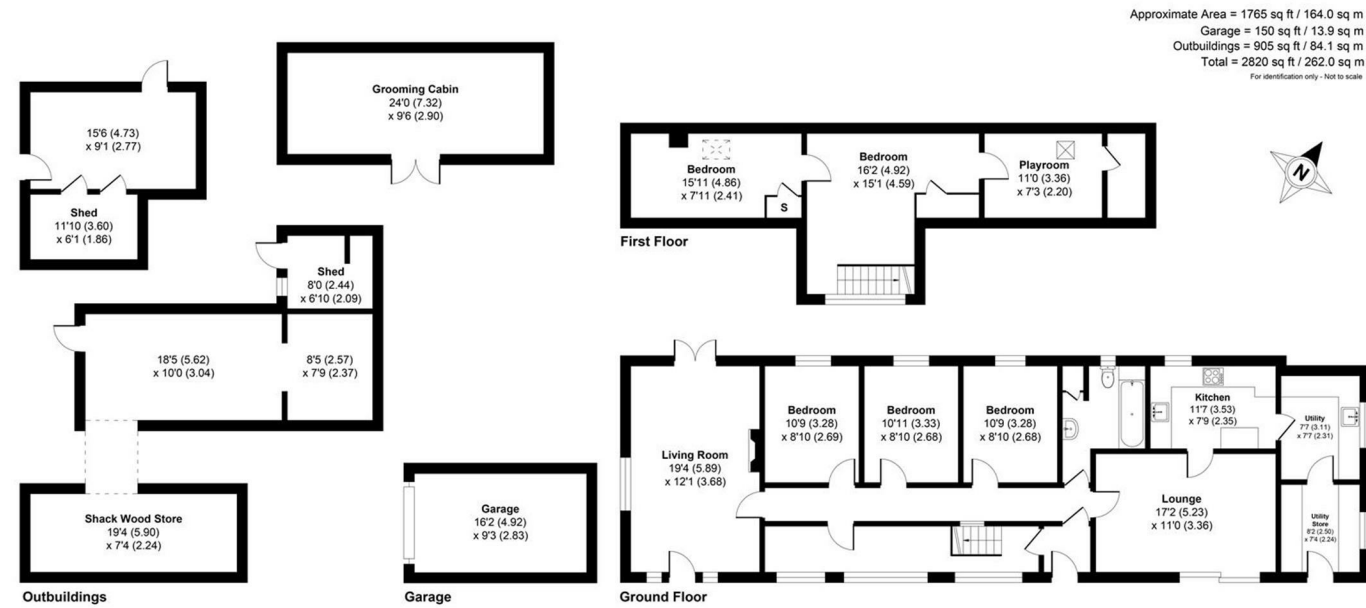


FOR SALE

Kavacanne Arleston Hill, Telford, TF1 2JY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



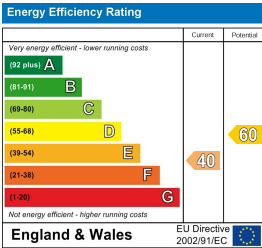
FOR SALE

Offers in the region of £450,000

Kavacanne Arleston Hill, Telford, TF1 2JY

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



Set on a generous plot in a sought-after semi-rural location, this versatile four-bedroom home offers excellent space and future potential. Featuring three ground floor bedrooms, two reception rooms and a recently fitted kitchen with utility, the property also benefits from kennels, outbuildings, garage and ample driveway parking. Scope for redevelopment or potential commercial use (STPP), all within easy reach of local amenities.



01952 971800

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



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01952 971800


2 Reception
Room/s


4 Bedroom/s


1 Bath/Shower
Room/s


1 Bath/Shower
Room/s



- Substantial and Private Plot
- Potential for Re-Development (STPP)
- Commercial Business Opportunity
- Ample Storage Throughout
- Garage and Driveway for Several Vehicles
- Close to Amenities and Transport Links

DESCRIPTION
Set within a generous plot in a desirable semi-rural location, this versatile property offers an exciting opportunity for a variety of buyers. Whether you're seeking a spacious family home, a property with room for hobbies and animals, or exploring future redevelopment potential (STPP), this home provides both flexibility and scope.

The accommodation is thoughtfully arranged, with three well-proportioned bedrooms on the ground floor and an additional fourth bedroom on the first floor, offering adaptable living for families of all sizes. The home also benefits from two welcoming reception rooms, ideal for relaxing, entertaining guests, or creating dedicated work or hobby spaces.

At the heart of the home is a recently fitted kitchen, providing a modern and practical space for everyday living. A convenient utility room sits just off the kitchen and offers direct access to the garden, helping to keep the main living areas tidy and functional. Throughout the property there are plenty of useful storage options, ensuring the home remains practical as well as comfortable.

Externally, the property truly comes into its own. The large plot provides significant outdoor space, complemented by kennels and several outbuildings, which may appeal to those with animals, storage needs, or potential business interests. Subject to the necessary planning permissions, the site could also offer scope to run a commercial business from home or explore redevelopment opportunities.

A garage and driveway provide parking for several vehicles, making the property ideal for households with multiple cars, visitors, or work vehicles. Despite its peaceful semi-rural setting, the home remains conveniently close to local amenities, ensuring everyday essentials are never far away.

This is a rare opportunity to acquire a property with space, flexibility, and exciting potential, all in a well-connected yet tranquil setting.

LOCATION
The property enjoys a semi-rural setting while remaining well connected, with open countryside to both the front and rear creating a pleasant sense of space and privacy. A range of local amenities, shops and services are available nearby, with the market town of Wellington located approximately one mile away. The area is also served by well-regarded schools and benefits from excellent transport links, including rail and bus connections as well as convenient access to the M54 motorway, making it ideal for commuters.

ROOMS
GROUND FLOOR

- SITTING ROOM
- KITCHEN
- UTILITY ROOM
- DINING ROOM
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- FIRST FLOOR
- BEDROOM 4
- STORAGE ROOMS
- EXTERNAL
- KENNELS
- OUTBUILDING/CABIN
- 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.