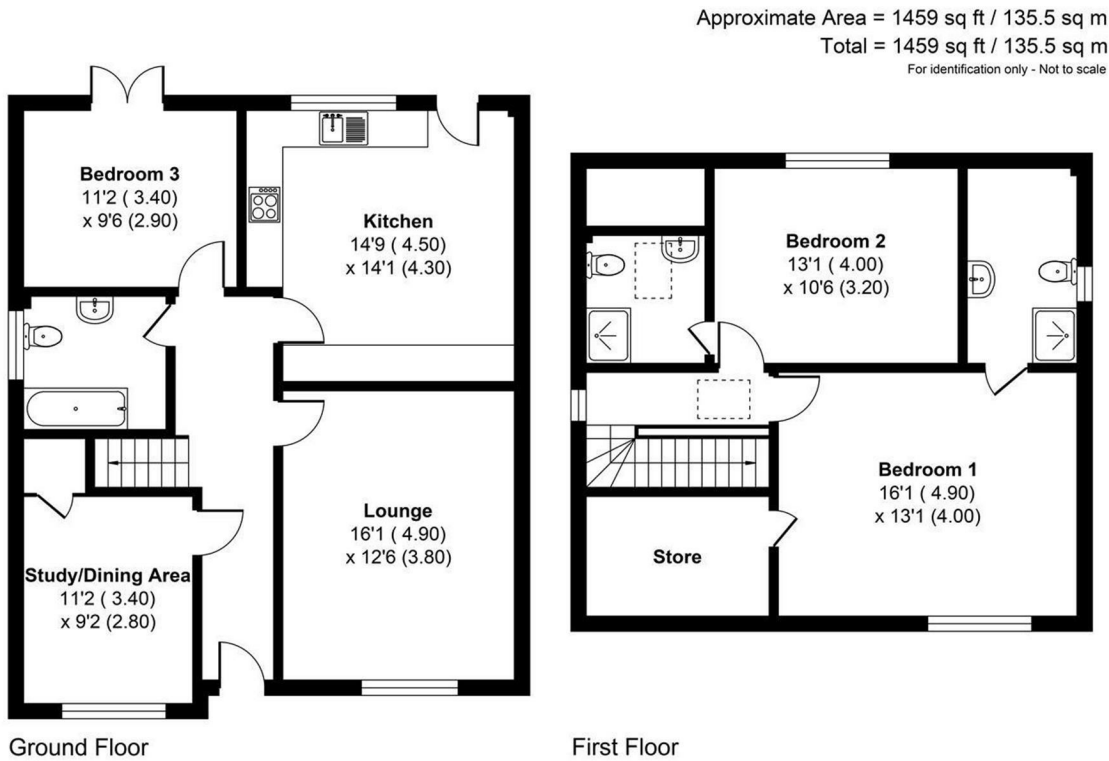


FOR SALE

Marl House Church Street, St. Georges, Telford, TF2 9NA



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.



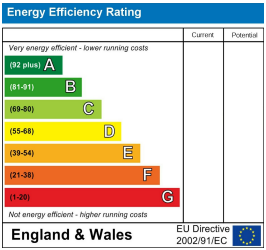
FOR SALE

Offers in the region of £380,000

Marl House Church Street, St. Georges, Telford, TF2 9NA

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



A newly built dormer bungalow finished to a high standard, offering a well-designed kitchen with island, flexible living space, three bedrooms including two doubles, an en-suite, a further bathroom and generous storage. Outside, the property benefits from a private rear garden and a driveway for two vehicles.



01952 971800

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


1 Reception Room/s


4 Bedroom/s


3 Bath/Shower Room/s





- Four New Build Dormer Bungalows
- Private Cul-de-Sac Setting
- Sought-After Location
- Finished to a High Standard
- Versatile Accommodation
- Close to Amenities

DESCRIPTION
Tucked away in a quiet cul-de-sac off Church Street, Telford, these four newly built dormer bungalows offer a calm, well-designed place to call home.

Each property has been finished to a high standard, with practical layouts that suit modern living. The kitchen sits at the centre of the home, designed with an island that works just as well for everyday cooking as it does for hosting friends or family. A separate, flexible room provides space for a dining area, bedroom, home office or study, depending on how you choose to live. There is also a further bedroom and bathroom on the ground floor, creating a versatile and practical home.

There are three/four well-proportioned bedrooms in total, including two double bedrooms that both benefit from an own en-suite shower room - one of which also boasts a large adjoining storage room.

Outside, each bungalow has a private rear garden, offering a manageable outdoor space to enjoy, along with two allocated parking spaces. Set in a sought-after and peaceful location, these homes combine thoughtful design with comfort and quality throughout.

LOCATION
Set in the popular area of St George's, the property enjoys a convenient yet welcoming setting, with a good range of local shops, schools and green spaces close by. The nearby cricket club adds to the area's community feel and provides a fantastic leisure option right on the doorstep. Transport connections are easy and practical, with straightforward access to the M54 and nearby bus and train services, making journeys into Telford town centre and surrounding areas simple and reliable.

- ROOMS**
- GROUND FLOOR**
 - LOUNGE**
 - KITCHEN**
 - BEDROOM FOUR/STUDY/DINING ROOM**
 - BEDROOM THREE**

- BATHROOM**
- FIRST FLOOR**
- BEDROOM ONE**

- ENSUITE**
- BEDROOM TWO**
- ENSUITE**
- EXTERNAL**
- GARDEN**

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
TBC

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.