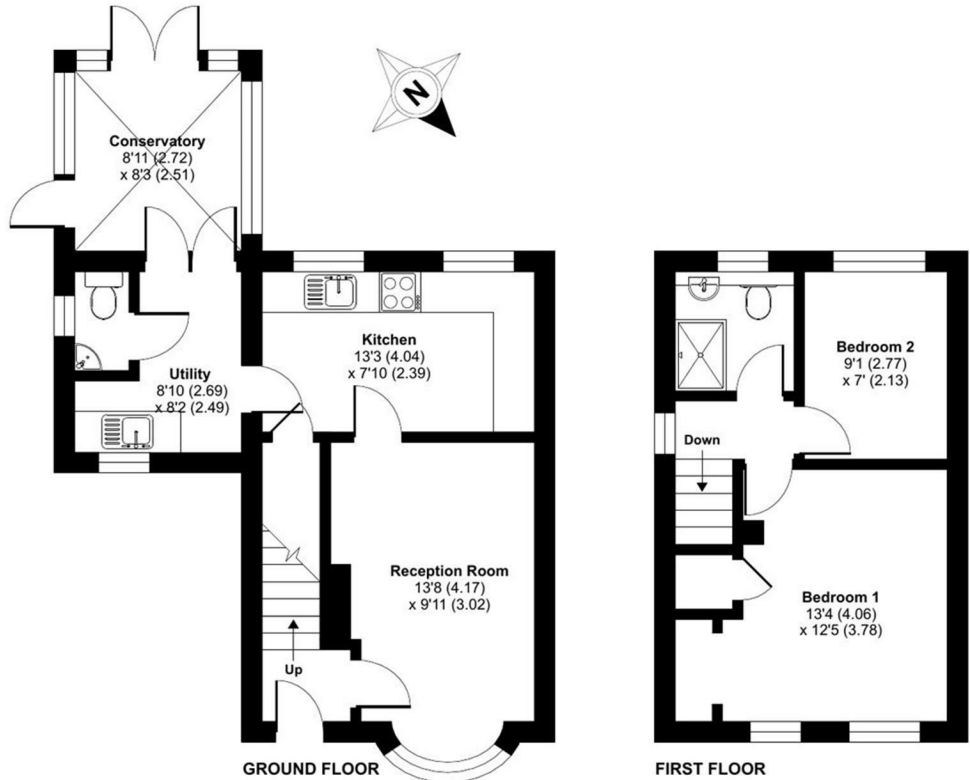


FOR SALE

10 Sovereign Close, Telford, TF4 3RY

Approximate Area = 756 sq ft / 70.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Halls. REF: 1498724

Halls



FOR SALE

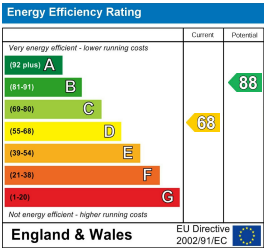
Asking Price £195,000

10 Sovereign Close, Telford, TF4 3RY

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



Freshly redecorated with new carpets throughout, this extended two-bedroom semi-detached home is ready to move straight into. Featuring a conservatory, utility room, ground floor W.C., driveway and low-maintenance gardens, it's an ideal choice for first-time buyers, downsizers or investors, all within the popular residential area of Aqueduct.

Halls

01952 971800

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



onTheMarket.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.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01952 971800



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Extended to the Rear
- Utility Room and W.C.
- Conservatory
- Well-Presented
- Quiet Cul-de-Sac
- Close to Amenities

DESCRIPTION

Freshly redecorated throughout and fitted with new carpets, this extended two-bedroom semi-detached home offers well-balanced accommodation that's ready to move straight into. Situated in the popular residential area of Aqueduct, it's an ideal choice for first-time buyers, downsizers or buy-to-let investors alike.

The welcoming entrance hallway leads through to a comfortable lounge, where an attractive fireplace creates a focal point and a large front-facing window allows plenty of natural light to flood the room. To the rear, the kitchen is fitted with a good range of units and provides ample space for everyday meals, while a separate utility room and ground floor W.C. add to the practicality of the home. Beyond the kitchen, the conservatory offers a versatile additional reception room, perfect as a dining area, garden room or space to simply relax while overlooking the rear garden.

Upstairs, there are two well-proportioned bedrooms together with a wet room, thoughtfully designed for ease of use and everyday convenience.

Outside, the property continues to impress with low-maintenance gardens to both the front and rear. A driveway provides off-road parking, while the enclosed rear garden enjoys a patio seating area, decorative stone landscaping and a useful garden shed, creating an attractive outdoor space that's easy to enjoy throughout the year.

LOCATION

Situated in a well-established residential area of Telford, this location offers a convenient blend of suburban living with excellent access to local amenities and green spaces. The property benefits from good transport connections, with easy access to the M54 motorway, providing direct routes towards Wolverhampton and Birmingham. Nearby rail links from Telford Central railway station offer regular services to major regional hubs.

The area is well-served by a variety of local shops, supermarkets, cafés, and restaurants, with the popular Telford Shopping Centre just a short drive away, providing an extensive range of retail and leisure options. For dining and socialising, residents can also explore nearby neighbourhoods and the vibrant amenities around Ironbridge Gorge, a UNESCO World Heritage Site known for its independent eateries and scenic surroundings.

Families are well catered for, with a selection of primary and secondary schools in the surrounding area, making it a practical choice for those with children. Outdoor enthusiasts will appreciate the abundance of nearby green spaces, including Telford Town Park, offering walking trails, cycle routes, and recreational facilities. There are also numerous countryside walks and dog-friendly routes within easy reach.

Overall, this location combines everyday convenience with access to nature and leisure, making it an appealing setting for a wide range of buyers.

ROOMS

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

13'8 x 9'11

KITCHEN

13'3 x 7'10

UTILITY ROOM

8'10 x 8'2

W.C.

CONSERVATORY

8'11 x 8'3

FIRST FLOOR

BEDROOM ONE

13'4 x 12'5

BEDROOM TWO

9'1 x 7

BATHROOM

LOCAL AUTHORITY

Telford and Wrekin

COUNCIL TAX BAND

Council Tax Band: B

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.