



Yew Tree Meadow, Hadley, Telford



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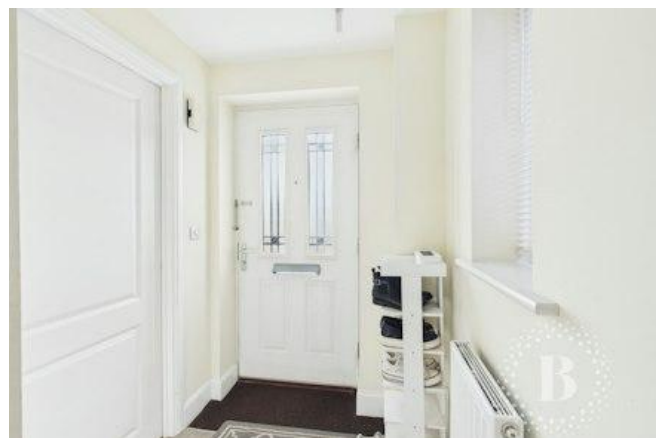
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£239,950

- Beautifully Presented
- Three-Bedroom Home
- Principal Bedroom with Ensuite
- Ground Floor WC
- Driveway
- Close to Local Amenities
- Freehold
- EPC rating C

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Yew Tree Meadow, Hadley

Beautifully presented and tastefully decorated throughout, this light and airy three-bedroom home offers stylish, well-proportioned accommodation, perfectly suited to modern family living.

The ground floor welcomes you with an entrance hall leading to a spacious living room, providing an inviting space to relax and unwind. The kitchen/diner offers a practical yet sociable setting for everyday living and entertaining, complemented by the added convenience of a downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a family bathroom. The versatile layout offers flexibility for growing families, visiting guests or those requiring space to work from home. This, attractive home combines a thoughtful layout with a fresh, contemporary feel, creating a comfortable and inviting place to call home. Ideally positioned in the popular area of Hadley, Yew Tree Meadow is well placed for local amenities and transport links, making it an appealing choice for a range of buyers.

Externally, the property further benefits from a driveway providing convenient off-road parking for 2 cars. The garden area offers excellent outdoor space to enjoy and provides a private and secure setting, ideal for relaxing, entertaining friends and family, or enjoying time outdoors.

A stylish, move-in-ready home that is sure to impress. Early viewing is highly recommended.

FREEHOLD / EPC RATING C / COUNCIL TAX BAND C/ PROPERTY MAINTENANCE FEE - APPROX £200 ANNUALLY AS ADVISED BY THE VENDORS

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Living Room 5.05m x 3.87m (16'7" x 12'8")

Kitchen/Diner 4.82m x 3.85m (15'10" x 12'7")

Principal Bedroom 3.27m x 3.08m (10'8" x 10'1")

Principal Ensuite 2.26m x 1.48m (7'5" x 4'11")

Bedroom Three 2.9m x 1.83m (9'6" x 6'0")

Bedroom Two 3.56m x 2.9m (11'8" x 9'6")

Water Closet 1.89m x 1.07m (6'2" x 3'6")

Bathroom 2.16m x 1.84m (7'1" x 6'0")

Hallway 1.46m x 1.45m (4'10" x 4'10")

Landing 2.86m x 1.87m (9'5" x 6'1")



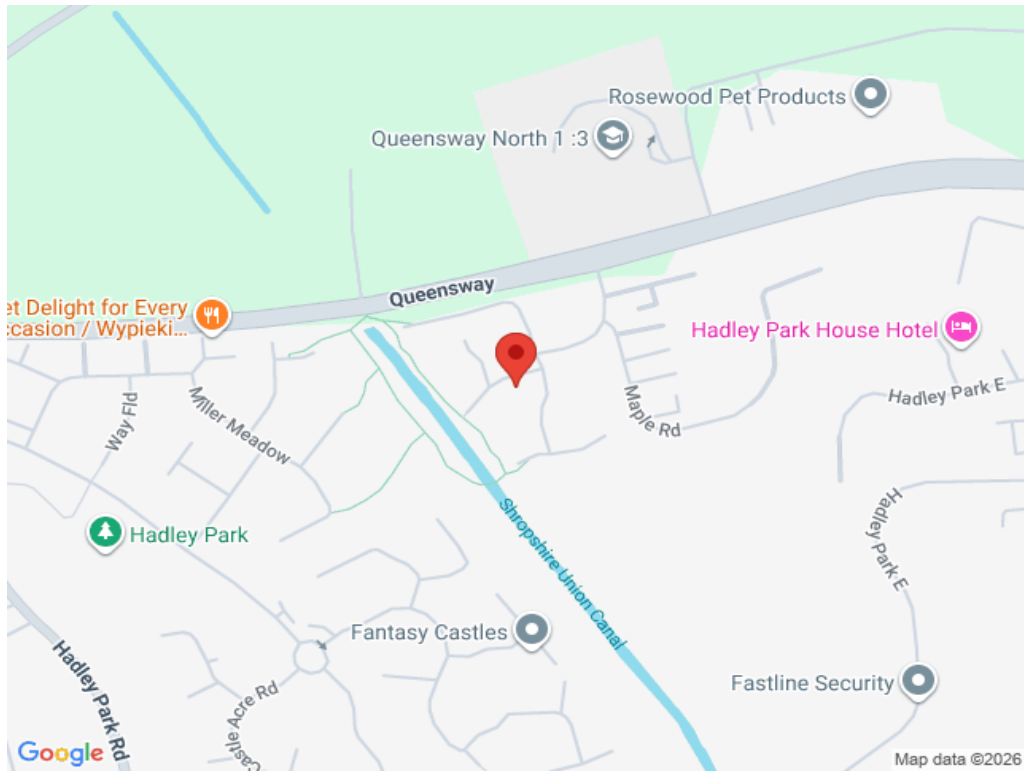
Ground Floor



Approximate total area⁽¹⁾
878 ft²
81.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Belvoir Telford

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