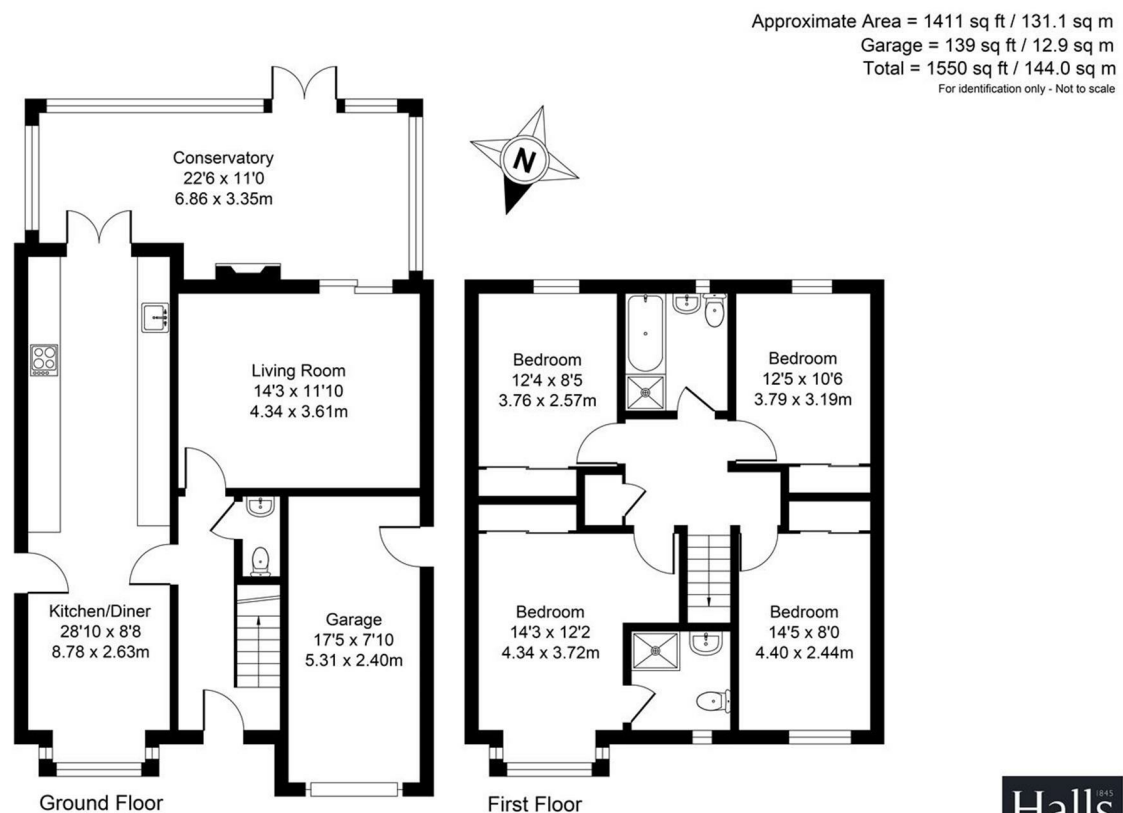


FOR SALE



5 Gainsborough Way, Telford, TF5 0PS



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

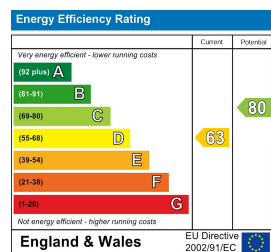
Asking Price £375,000

5 Gainsborough Way, Telford, TF5 0PS

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



Immaculately presented and spacious family home, boasting four double bedrooms, is tucked away on a private drive in Shawbirch. Features include a wonderful open-plan kitchen/diner with breakfast bar, a spacious conservatory, a warm sitting room, main bedroom with en-suite, and a modern family bathroom. Set on a generous corner plot with a beautiful, south facing garden, plus a garage and parking for several vehicles, with space for a motorhome if needed, the home has been recently redecorated and is ready to move straight into.



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



4 Bedroom/s



2 Bath/Shower Room/s



- Immaculately Presented & Maintained Home
- Four Double Bedrooms, Ensuite & Fitted Wardrobes to All Bedrooms
- South Facing Garden
- Parking for Several Vehicles, Caravan, Motorhome & Garage
- Large Conservatory
- Close to Amenities

The warm and welcoming sitting room provides a cosy retreat, perfect for quiet evenings in. There is also a W.C. off the entrance hall for convenience.

Upstairs, four well-proportioned bedrooms, all with built in wardrobes and main bedroom features its own ensuite, while a modern family bathroom serves the remaining rooms.

Outside, the easy-care, south facing garden is ideal for busy households, and the property benefits from a garage plus ample parking options on the driveway.

A wonderful opportunity to secure a spacious, well-appointed family home in a sought-after location.

LOCATION

Set within a popular residential estate, the property enjoys easy access to everyday essentials, including a pharmacy, convenience store, and a welcoming local gastro style pub. St. Peter's Primary School and the doctors' surgery are both around half a mile away, making the area especially convenient for families.

For secondary education and a wider range of amenities, Wellington is just two miles from the property, offering a variety of shops, a traditional market, supermarket, library, leisure centre, and both bus and railway stations.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

KITCHEN/DINER

28'10 x 8'8

LIVING ROOM

14'3 x 11'10

CONSERVATORY

22'6 x 11'0

FIRST FLOOR

BEDROOM 1

14'3 x 12'2

EN-SUITE

BEDROOM 2

12'4 x 8'5

BEDROOM 3

12'5 x 10'6

BEDROOM 4

14'5 x 8'0

BATHROOM

EXTERNAL

GARAGE

17'5 x 7'10

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.