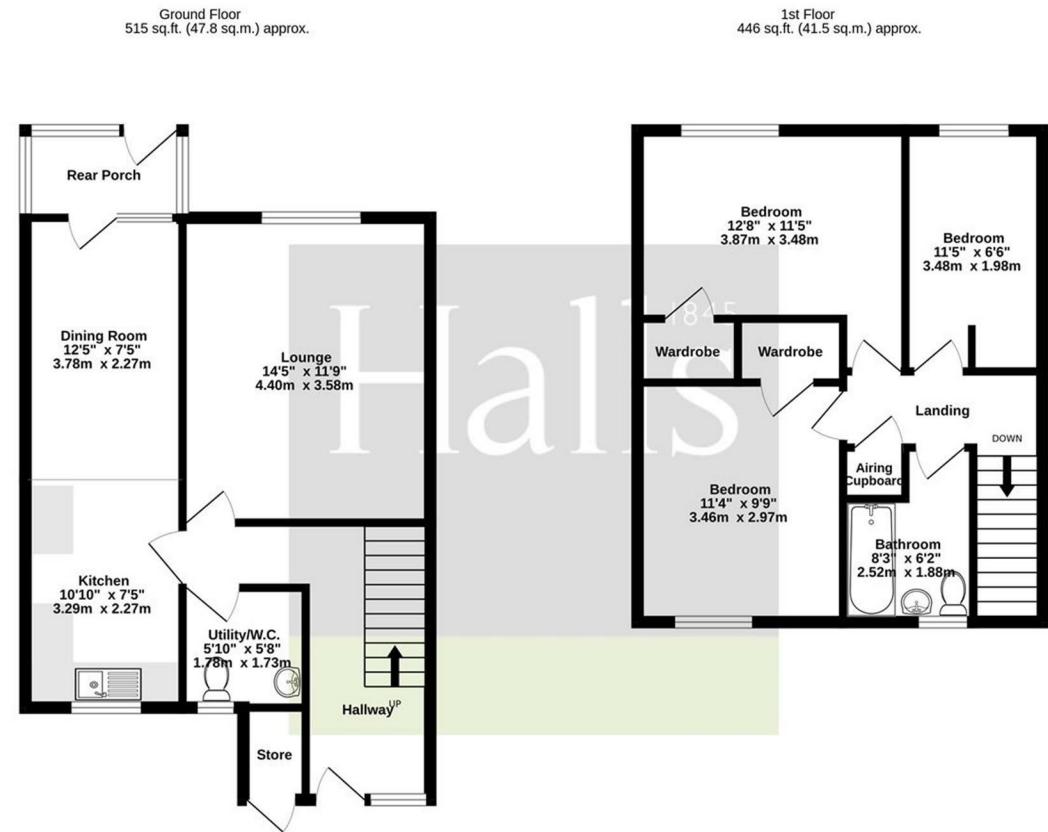


FOR SALE

16 Acacia Drive, Leegomery, Telford, TF1 6XL



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

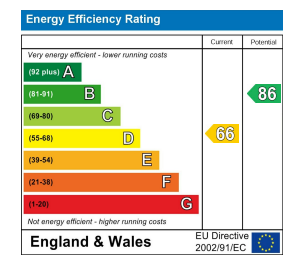
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

FOR SALE £1,050 Per Month

16 Acacia Drive, Leegomery, Telford, TF1 6XL

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



Halls proudly present, a wonderful 3-bedroom house on Acacia Drive, Leegomery.

This beautifully renovated house offers a perfect blend of modern living and family-friendly features. The property has been meticulously updated to a very high standard, with new high-quality flooring throughout.

Briefly comprising, a hallway, living room, brand new kitchen and downstairs WC/utility to the ground floor and upstairs, 3 bedrooms and bathroom.

To the exterior, you'll find the secure rear garden and parking to the rear of the property.

Situated in close proximity to The Princess Royal Hospital, Millbrook Primary School and Nursery, Apley Wood Primary School, Charlton Secondary School and HLC.

01952 971800

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Close to Princess Royal Hospital.
- Great Transport Links.
- Two Parking Spaces.
- Local Amenities Nearby.
- Total ft² - 961.00

LOCATION

Leegomery is ideally situated close to the Princess Royal Hospital, with a range of local amenities from convenience stores to a GP Surgery. Wellington is a short distance away, with further shopping facilities, including supermarkets and a train station connecting you with Shrewsbury, Wolverhampton and Birmingham. Telford Town Centre is around a 10 minute drive away, with a wide range of shops and entertainment venues.

DIRECTIONS

From our office on Market Street, Wellington, turn right onto Bridge Road. In 0.2 miles, take the third exit at the roundabout onto Vineyard Road. Take a left on 0.3 miles onto King Street and turn right in 0.3 miles onto Apley Avenue. At the roundabout take the second exit onto Grainger Drive where you will find the property on your right in approximately 0.8 miles.

ROOMS**GROUND FLOOR**

LOUNGE
14'5" x 11'8"

DINING ROOM
12'4" x 7'5"

KITCHEN
10'9" x 7'5"

UTILITY/W.C.
5'10" x 5'8"

REAR PORCH**FIRST FLOOR**

BEDROOM ONE
12'8" x 11'5"

BEDROOM TWO
11'4" x 9'8"

BEDROOM THREE
11'5" x 6'5"

BATHROOM
8'3" x 6'2"

EXTERNAL**GARDEN****LOCAL AUTHORITY**

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: A

DESCRIPTION

Acacia Drive is an immaculate recently refurbished three bedroom terraced property which boasts spacious accommodation. The property has had new carpet/flooring throughout as well as a new kitchen. The ground floor offers a large lounge and open plan kitchen/dining room as well as a convenient utility/W.C. and the rear porch provides access to the rear garden.

Upstairs, there are two double bedrooms with fitted wardrobe space in both as well as a single bedroom. The family bathroom completes the first floor.

Outside, there is a good-sized well-kept garden with gate access through to the parking which is behind the property.