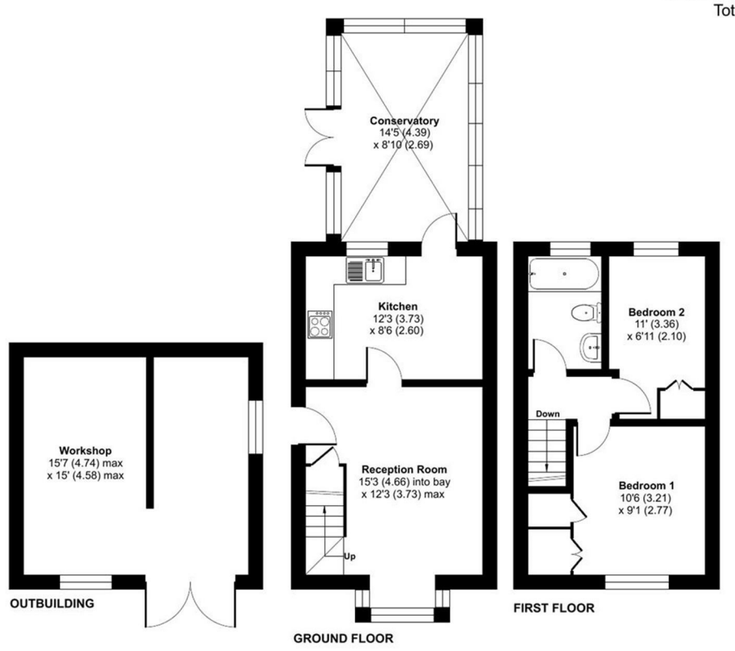
FOR SALE

1 Sweet Chestnut Grove, The Rock, Telford, TF3 5DH

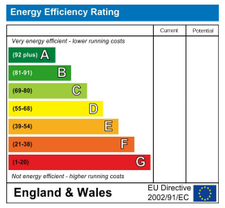
Approximate Area = 685 sq ft / 63.6 sq m
Outbuilding = 234 sq ft / 21.7 sq m
Total = 919 sq ft / 85.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1451317

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



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
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FOR SALE

Asking Price £210,000

1 Sweet Chestnut Grove, The Rock, Telford, TF3 5DH

Well-presented throughout, this ideal first-time buyer home offers a spacious open-plan kitchen/diner leading into a bright conservatory overlooking the generous rear garden. Further benefits include a useful outbuilding/workshop and a driveway providing off-road parking for up to three vehicles.

FOR SALE

2 Reception Room/s | 2 Bedroom/s | 1 Bath/Shower Room/s

- **Large Rear Garden**
- **Useful Outbuilding/Workshop**
- **Well-Presented Throughout**
- **Perfect for First-Time-Buyers**
- **Driveway for Three Vehicles**
- **Close to Amenities**

DESCRIPTION

This well-presented home offers an excellent opportunity for first-time buyers, combining comfortable living with plenty of practical features. Thoughtfully maintained throughout, the property is ready to move straight into while still offering scope to make it your own over time.

At the heart of the home is a spacious open-plan kitchen/diner, creating a sociable hub that's perfect for both everyday family life and entertaining guests. This inviting space flows effortlessly into a bright conservatory at the rear, which enjoys pleasant views over the garden and provides an ideal spot to relax year-round.

Upstairs, the property continues to impress with well-proportioned accommodation, while downstairs the layout is both functional and welcoming, designed to suit modern lifestyles.

Externally, the generous rear garden offers plenty of space for outdoor dining, gardening, or simply unwinding, making it a real highlight of the home. In addition, a useful outbuilding/workshop provides excellent flexibility—ideal for storage, a hobby space, or even a home office setup.

To the front, a sizeable driveway allows off-road parking for up to three vehicles, adding further convenience for homeowners and visitors alike.

Situated close to a range of local amenities, including shops, schools, and transport links, this property strikes a great balance between accessibility and a comfortable residential setting. Altogether, it presents a fantastic chance to step onto the property ladder with a home that ticks all the right boxes.

LOCATION

Situated in the ever-popular residential area of The Rock, this property enjoys a convenient position close to the local amenities available in nearby Lawley. Telford Town Centre is also just a short distance away, offering an extensive range of shopping, dining and leisure facilities, along with excellent transport links including bus and railway stations. The nearby M54 provides easy access towards Shrewsbury to the west and the wider West Midlands conurbation to the east, making this an ???ally placed home for commuters and families alike.

ROOMS

GROUND FLOOR

RECEPTION ROOM
15'3 x 12'3

KITCHEN/DINER
39'4""9'10" x 26'2""19'8"

CONSERVATORY
14'5 x 8'10

FIRST FLOOR

BEDROOM ONE
10'6 x 9'1

BEDROOM TWO
11 x 6'11

BATHROOM

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Viewings 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.