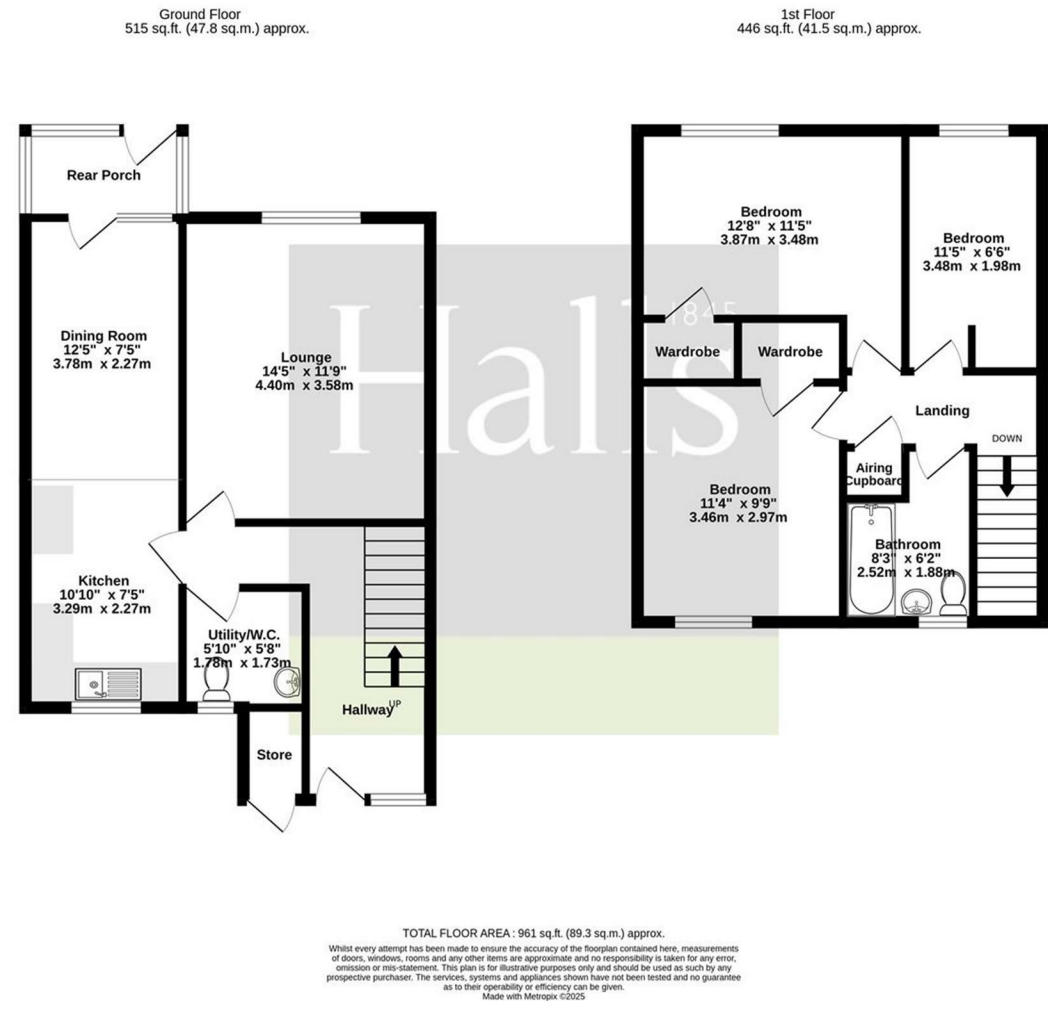


FOR SALE

16 Acacia Drive, Leegomery, Telford, TF1 6XL



FOR SALE

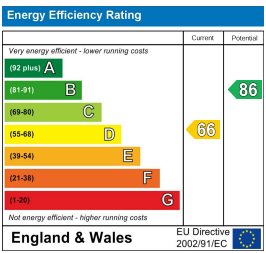
Offers in the region of £185,000

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



Located in Leegomery, Telford, this three-bedroom house with parking on Acacia Drive offers ample living space whilst still being within close reach to local amenities. The property boasts a well-designed layout and is ideal for first time buyers or investors.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.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.
- Perfect for First Time Buyers.
- Two Parking Spaces.
- Local Amenities Nearby.
- Total ft² - 961.00

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.

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

POSSESSION AND TENURE
Freehold with vacant possession on completion.

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.