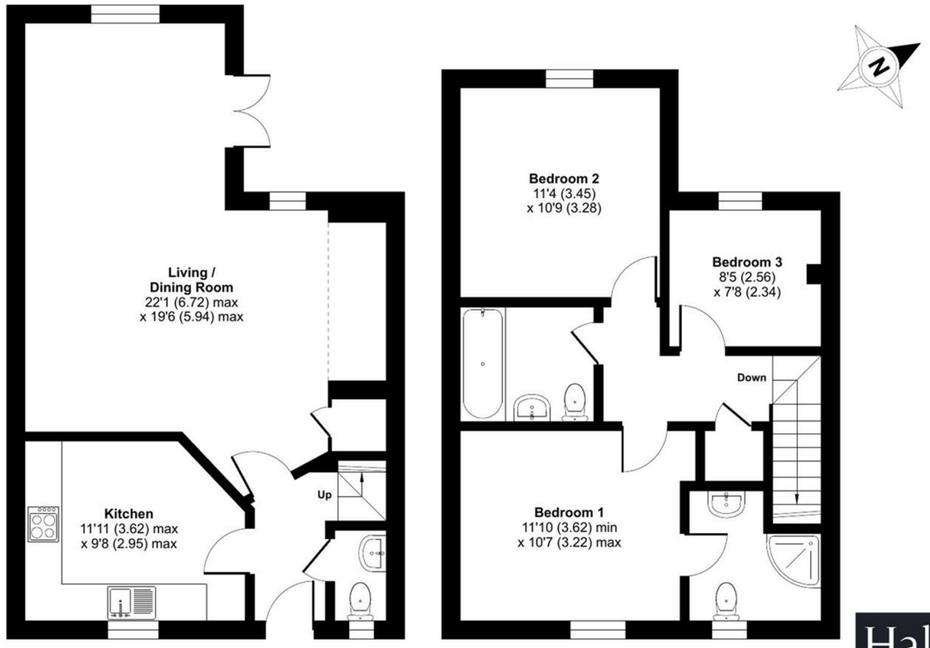
FOR SALE

## 3 Mere Grove, Shawbirch, Telford, Shropshire, TF5 0NR

Approximate Area = 1043 sq ft / 96.9 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: 1472856

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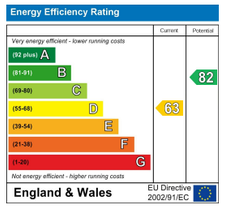
Energy Performance Rating





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FOR SALE

Offers in the region of £275,000

## 3 Mere Grove, Shawbirch, Telford, Shropshire, TF5 0NR

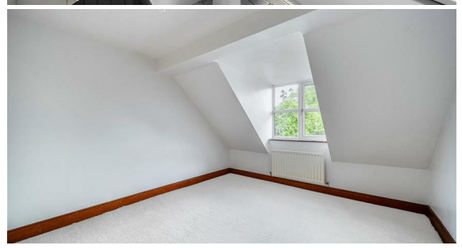
A three-bedroom cottage-style property situated in the popular Shawbirch area of Telford, enjoying a picturesque outlook over one of the Shawbirch ponds from the kitchen and principal bedroom. Combining character features including exposed beams, latch doors and an impressive inglenook fireplace with a modern refitted kitchen and bathroom facilities, the property also benefits from an enclosed low-maintenance garden, garage and principal bedroom with en-suite. Conveniently located for local amenities, schools and transport links.

FOR SALE

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s



- Well-Presented
- En-Suite to Main Bedroom
- Sought-After Location
- Close to Amenities
- Garage & Parking
- Exposed Beams and Latch Doors

## DESCRIPTION

Occupying a pleasant position within the ever-popular Shawbirch development, this attractive cottage-style home enjoys a delightful outlook towards one of the Shawbirch ponds from the front aspect and offers a wonderful blend of character, comfort and practicality.

The accommodation begins with an entrance hall leading to a refitted guest cloakroom and staircase to the first floor. The heart of the home is the spacious L-shaped lounge/dining room, a superb living and entertaining space featuring exposed beams, traditional latch doors and a striking inglenook fireplace housing an open fire, creating a warm and welcoming atmosphere. French doors open directly onto the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

The kitchen has been thoughtfully refitted with a range of contemporary wall and base units, complemented by integrated appliances including an electric oven, gas hob with extractor hood and dishwasher, together with space for a fridge/freezer.

To the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a white three-piece suite.

Externally, the property enjoys an enclosed, low-maintenance rear garden designed with entertaining in mind. Attractive paving and a substantial pergola create an excellent outdoor seating and socialising area. A single garage, situated opposite the property within a block beneath a coach house apartment, provides valuable storage and parking.

Further benefits include gas central heating and UPVC double glazing throughout.

## LOCATION

Mere Grove is situated within the sought-after residential area of Shawbirch, one of Telford's most established and well-connected neighbourhoods. A range of everyday amenities are available nearby, including a convenience store, pharmacy, doctor's surgery and well-regarded primary and secondary schools.

The nearby market town of Wellington, approximately two miles away, offers an extensive selection of shops, supermarkets, cafés and leisure facilities, together with a traditional market, library and railway station providing links to Shrewsbury, Wolverhampton and Birmingham.

Excellent road connections via the A442 and M54 make the property ideal for commuters, while Telford Town Centre, with its wide range of retail, leisure and dining facilities, is easily accessible. The area also benefits from nearby parks, green spaces and the picturesque lakeside surroundings that make Shawbirch a consistently popular place to live..

## ROOMS

### GROUND FLOOR

### HALLWAY

### KITCHEN
11'11 x 9'8

### LIVING/DINING ROOM
22'1 x 19'6

### W.C.

### FIRST FLOOR

### BEDROOM ONE
11'10 x 10'7

### EN-SUITE

### BEDROOM TWO
11'4 x 10'9

### BEDROOM THREE
8'5 x 7'8

### BATHROOM

### EXTERNAL

### GARAGE

### GARDEN

### 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 £36 (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.