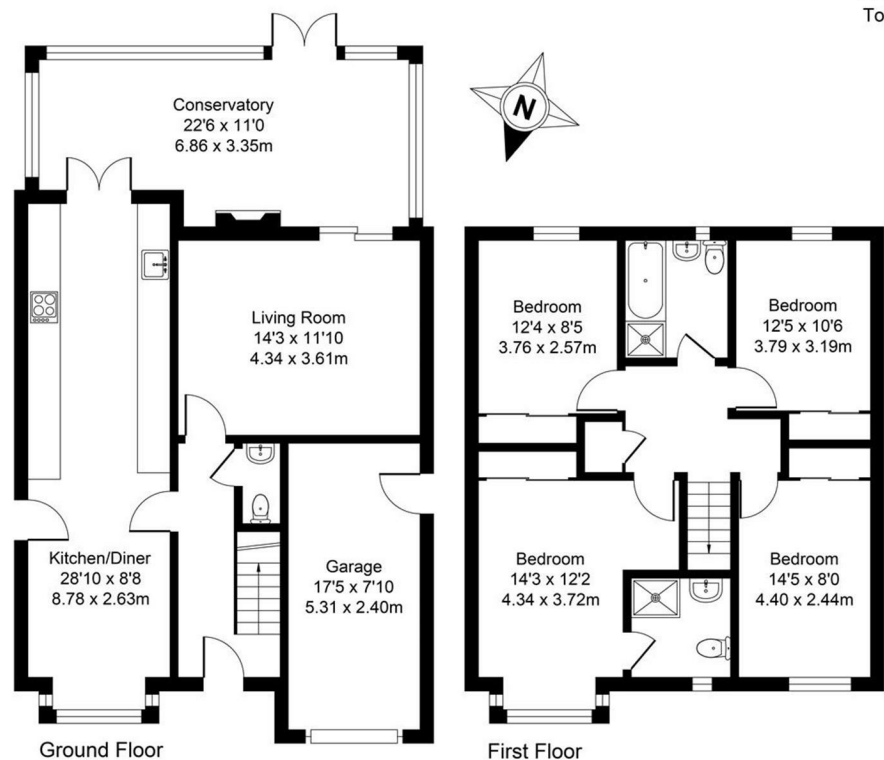


FOR SALE

5 Gainsborough Way, Telford, TF5 0PS



Approximate Area = 1411 sq ft / 131.1 sq m  
Garage = 139 sq ft / 12.9 sq m  
Total = 1550 sq ft / 144.0 sq m  
For identification only - Not to scale



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

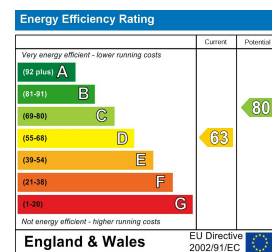
Asking Price £375,000

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



Beautifully presented four-bedroom family home tucked away on a private drive in Shawbirch. Features include an 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 low-maintenance, south facing garden, plus a garage and ample parking, the home has been recently redecorated and is ready to move straight into.



01952 971800

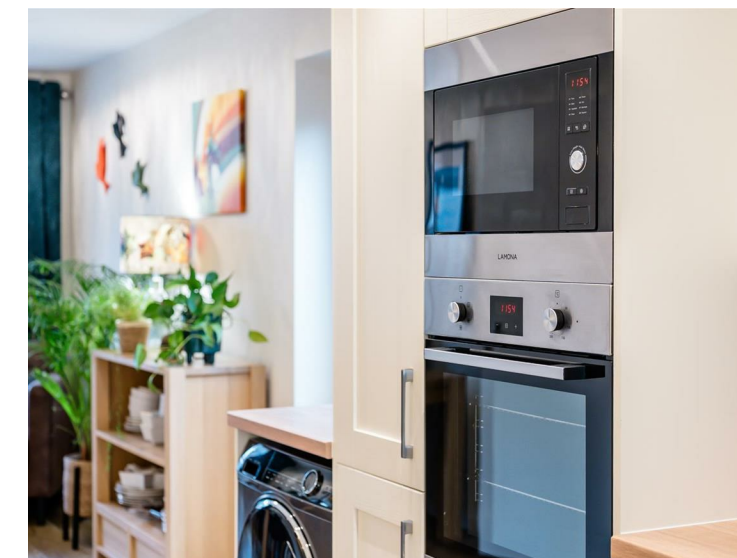
Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- Large Corner Plot
- Garage with Driveway
- South Facing Garden
- Close to Amenities
- En-Suite to Main Bedroom
- Large Conservatory

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 en-suite, 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 of similar-style homes, the property enjoys easy access to everyday essentials, including a pharmacy, convenience store, and a welcoming local 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.