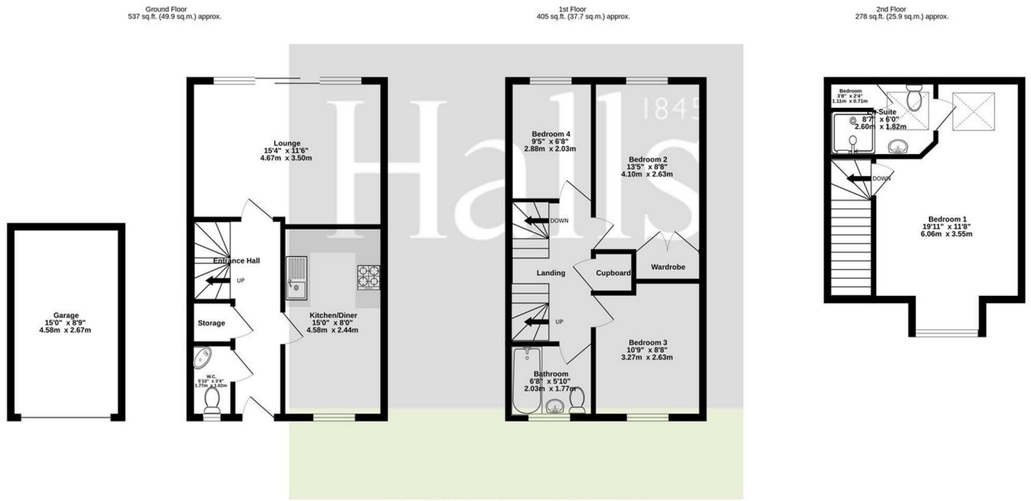
FOR SALE

36 Wittingham Close, Hadley, Telford, TF1 5TF



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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.
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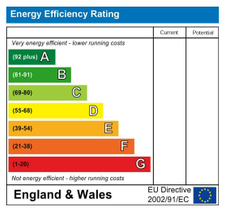
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised 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 1845

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APPROVED CODE TRADINGSTANDARDS.UK

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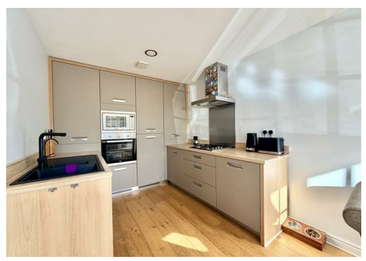
FOR SALE

Offers in the region of £250,000

36 Wittingham Close, Hadley, Telford, TF1 5TF

Tucked away along a private drive, this beautifully presented three-storey home offers four bedrooms, including a spacious top-floor master with en-suite. With a generous lounge, modern kitchen, enclosed lawned and paved garden, two parking spaces and a separate garage, this is a smart and practical family home.



FOR SALE

1 Reception Room/s | 4 Bedroom/s | 2 Bath/Shower Room/s

- **Garage and Driveway**
- **Well-Presented Throughout**
- **En-Suite to Main Bedroom**
- **Close to Amenities**
- **Ground Floor W.C.**
- **Private Rear Garden**

DESCRIPTION

The property is tucked away along a private drive serving just a select number of properties, with two allocated parking spaces to the front and a separate en-bloc garage located at the end of the road.

Inside, the property is presented in excellent order and has been recently decorated in calming, neutral tones. Arranged over three floors, the accommodation begins with a bright and welcoming entrance hall, where wood-effect flooring continues through the ground floor. This leads into a particularly spacious lounge, which spans the full width of the property and benefits from sliding doors opening onto the rear garden, creating a light and airy living space with a lovely connection to the outside.

The modern kitchen is fitted with a good range of ivory wall and base units, complemented by a range of integrated appliances including an oven, hob, extractor, microwave, fridge freezer and dishwasher.

The first floor provides three bedrooms, comprising two good-sized doubles and a single bedroom, together with a contemporary family bathroom featuring a white suite with bath and shower over, wash basin and WC.

The entire second floor is dedicated to the master bedroom, creating a private retreat away from the remaining bedrooms. This is complemented by a smart en-suite shower room with shower cubicle, wash basin and WC.

To the rear, the enclosed garden combines areas of lawn with paved seating areas, providing a versatile outdoor space with plenty of room for relaxing, entertaining and outdoor dining, whilst remaining relatively easy to maintain. The addition of the two parking spaces, private setting and separate garage make this a particularly practical home.

LOCATION

Conveniently situated on the northern edge of Telford, this location is well suited to families and commuters alike. Hadley Learning Community is within easy reach, offering education from nursery through to secondary level, while Telford College is also close by. Everyday essentials, supermarkets and local amenities are all on hand, with Telford Town Centre just a short drive away providing an excellent choice of shopping, restaurants, leisure facilities and entertainment. The nearby market town of Wellington offers a traditional High Street, regular markets and a railway station, while excellent road links via the A442, A518 and M54 make travelling across Shropshire, Staffordshire and the West Midlands both quick and convenient.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINER

FIRST FLOOR

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

SECOND FLOOR

BEDROOM ONE

EN-SUITE

EXTERNAL

GARAGE

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

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.