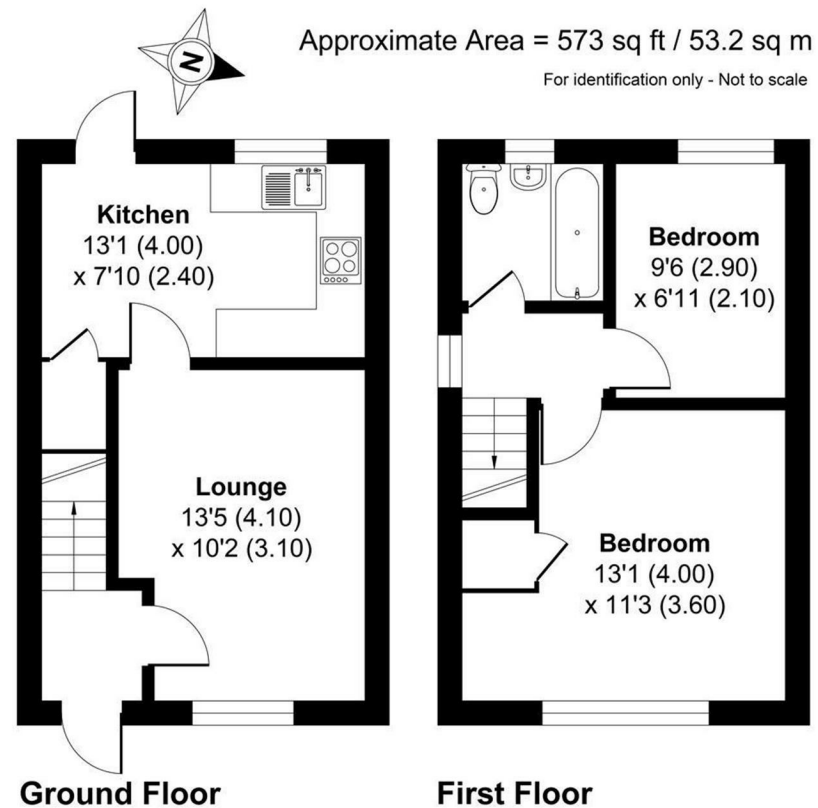


FOR SALE



11 Earls Drive, Telford, Shropshire, TF4 3SR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

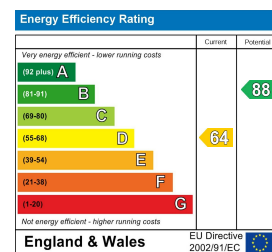
Offers in the region of £200,000

11 Earls Drive, Telford, Shropshire, TF4 3SR

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



Well-presented two-bedroom semi-detached home, ideal for first-time buyers, located in the sought-after area of Aqueduct. Featuring a stylish remodelled kitchen/diner, bright lounge, south-facing garden, and driveway parking - ready to move straight into and enjoy.



01952 971800

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Perfect for First-Time-Buyers
- Driveway for Two Vehicles
- Well-Presented Throughout
- Private Rear Garden
- Ample Storage Options
- Close to Amenities

To the first floor, the landing provides access to two bedrooms and the family bathroom. The principal bedroom offers generous space along with built-in storage, while the second bedroom provides flexibility for use as a guest room, nursery, or home office.

The family bathroom is well-sized and fitted with a bath and overhead shower, wash hand basin, and W/C.

Externally, the property benefits from a south-facing rear garden, enjoying plenty of sunlight throughout the day, making it ideal for outdoor dining and entertaining. To the front, there is driveway parking.

Overall, this is a beautifully presented home, ready for immediate occupation, offering an excellent opportunity for buyers seeking a property they can move straight into and enjoy.

DESCRIPTION

Halls are delighted to bring to market this well presented two-bedroom semi-detached property, ideally suited to first-time buyers looking to take their first step onto the property ladder. Situated within the popular and sought-after area of Aqueduct in Telford, the property offers a stylish yet practical layout, perfect for modern living.

The accommodation briefly comprises a welcoming entrance hall with access into both the lounge and kitchen/diner. The lounge is well-proportioned, offering a comfortable and versatile space to relax, with plenty of natural light creating a bright and airy feel.

To the rear, the kitchen/diner has been thoughtfully remodelled by the current owner to provide a modern and functional space, with ample worktop and storage, as well as room for dining. With views over the rear garden and direct access outside, it is well suited to both everyday living and entertaining.

LOCATION

Situated in a well-established residential area of Telford, this location offers a convenient blend of suburban living with excellent access to local amenities and green spaces. The property benefits from good transport connections, with easy access to the M54 motorway, providing direct routes towards Wolverhampton and Birmingham. Nearby rail links from Telford Central railway station offer regular services to major regional hubs.

The area is well-served by a variety of local shops, supermarkets, cafés, and restaurants, with the popular Telford Shopping Centre just a short drive away, providing an extensive range of retail and leisure options. For dining and socialising, residents can also explore nearby neighbourhoods and the vibrant amenities around Ironbridge Gorge, a UNESCO World Heritage Site known for its independent eateries and scenic surroundings.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE
13'5 x 10'2

KITCHEN/DINER
13'1 x 7'10

FIRST FLOOR

BEDROOM ONE
9'6 x 6'11

BEDROOM TWO
13'1 x 11'3

BATHROOM

EXTERNAL

GARDEN

DRIVEWAY

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

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.