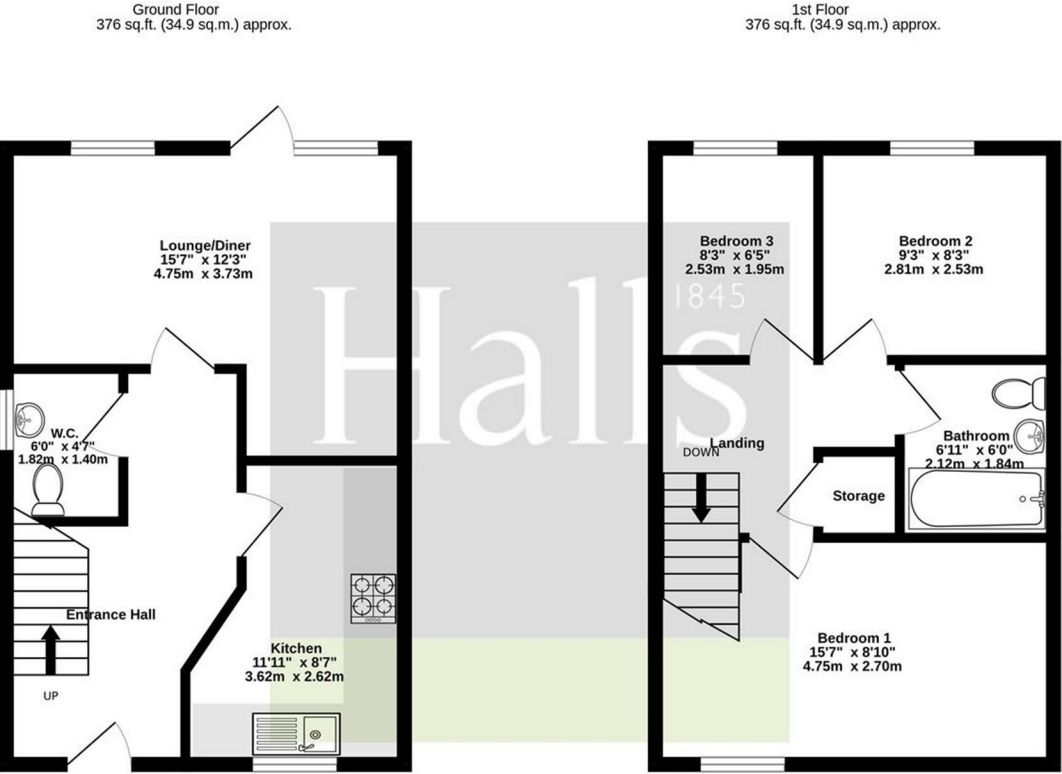


FOR SALE

35 The Savannahs, Telford, TF1 3JD



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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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FOR SALE

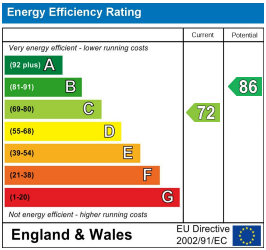
Offers in the region of £190,000

35 The Savannahs, Telford, TF1 3JD

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



Ideal for first-time buyers! This well-presented three-bedroom semi-detached home in the popular area of Dothill offers a refurbished kitchen, spacious lounge with doors opening onto the rear garden, guest cloakroom, off-road parking and an enclosed rear garden, all within easy reach of Wellington's excellent amenities and transport links.



01952 971800

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



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01952 971800


1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s


1 Bath/Shower Room/s



- No Upward Chain
- Ground Floor W.C.
- Recently Redecorated
- Private Rear Garden
- Ample Driveway Parking
- Close to Amenities

DESCRIPTION
Situating in a popular residential area of Telford, this attractive three-bedroom semi-detached home offers well-balanced accommodation that is perfectly suited to first-time buyers, young families or those looking to take their next step on the property ladder.

The accommodation has been thoughtfully maintained and includes a welcoming lounge, filled with natural light from the large window and offering plenty of space to relax or entertain. French doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor living spaces, while a useful guest cloakroom adds everyday practicality.

The refurbished kitchen has been designed with modern living in mind, providing a good range of storage and workspace, room for appliances, and ample space to make meal preparation both practical and enjoyable.

Upstairs, there are three bedrooms, including two comfortable doubles and a well-proportioned single bedroom that would work equally well as a nursery, home office or guest room. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and W.C., finished in neutral tones.

Outside, the property benefits from off-road parking to the front, while the enclosed rear garden provides a pleasant space to enjoy the warmer months, whether relaxing with family, entertaining friends or simply unwinding after a busy day.

Further benefits include an EPC rating of C and Council Tax Band B, making this a fantastic opportunity to acquire a well-presented home in a convenient and sought-after location.

LOCATION
Dothill is one of Wellington's most popular residential areas, favoured for its excellent range of local amenities, well-regarded schools and convenient transport links. Wellington Market Town is just a short distance away, offering independent shops, supermarkets, cafés, restaurants and a railway station with direct links to Shrewsbury, Birmingham and beyond. The M54 is also easily accessible, making Dothill an excellent choice for commuters while nearby parks and green spaces provide plenty of opportunities to enjoy the outdoors.

ROOMS

- GROUND FLOOR
- ENTRANCE HALL
- W.C.
- KITCHEN
- LOUNGE/DINER
- FIRST FLOOR
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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 £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.