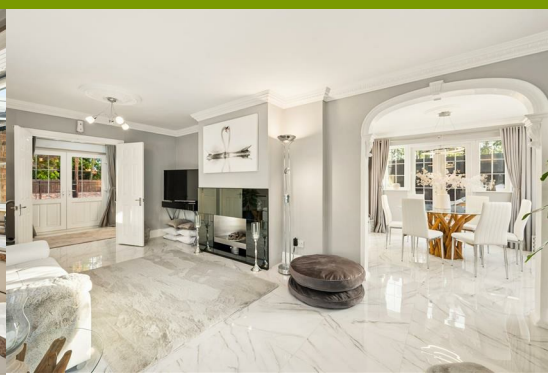


# 47A HADLEY PARK ROAD

## LEEGOMERY | TELFORD | SHROPSHIRE | TF1 6PW







This individual and private residence is the ideal three-bedroom family home, with an L-shaped lounge/diner, conservatory, main bedroom balcony, wraparound gardens, gated driveway and garage.

**Asking Price £450,000**



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- **Bright and Spacious Family Home**
- **Fully Enclosed Plot with Gated Entrance**
- **Main Bedroom with Private Balcony**
- **Ground Floor Shower Room and First Floor Bathroom**
- **Well-Presented Throughout**
- **Integral Garage and Ample Parking**

## DESCRIPTION

Tucked away along a private road, this spacious three-bedroom family home offers a lovely sense of seclusion, with bright, well-proportioned accommodation and plenty of natural light throughout.

The ground floor centres around a generous L-shaped lounge and dining area, where the open-plan layout creates a sociable space for everyday family life and entertaining. French doors lead through to the conservatory, providing an additional spot to relax and enjoy views of the garden. The kitchen sits separately, while a useful office and ground floor W.C. add flexibility and convenience.

Upstairs, there are three double bedrooms, two of which benefit from fitted wardrobes. The main bedroom enjoys the added attraction of its own balcony, offering a pleasant spot to take in the surroundings, while a four-piece family bathroom serves the remaining bedrooms.



Outside, the wraparound gardens offer plenty of space to sit out, unwind and enjoy the sunshine. The plot is fully enclosed, with an electric gated driveway providing secure access, along with a pedestrian gate for convenience and ample parking in front of the garage (currently utilised as a gym).

Combining generous living space, a tucked-away setting and a practical layout for family life, this is a home with plenty to offer both inside and out.

## LOCATION

Situated in the popular residential area of Hadley, the property is conveniently placed for a range of local shops, schools and everyday amenities. Hadley Learning Community is nearby, while the neighbouring centres of Wellington and Telford offer a wider choice of shopping, leisure facilities and railway connections. The area also benefits from convenient road links for commuters, making it a practical location for families and professionals alike.

## ROOMS

## GROUND FLOOR

## ENTRANCE HALL

## LOUNGE/DINING ROOM

## SUN ROOM

## STUDY

## KITCHEN/BREAKFAST ROOM

## FIRST FLOOR

## BEDROOM ONE





## BEDROOM TWO

## BEDROOM THREE

## BATHROOM

## EXTERNAL

## DOUBLE GARAGE

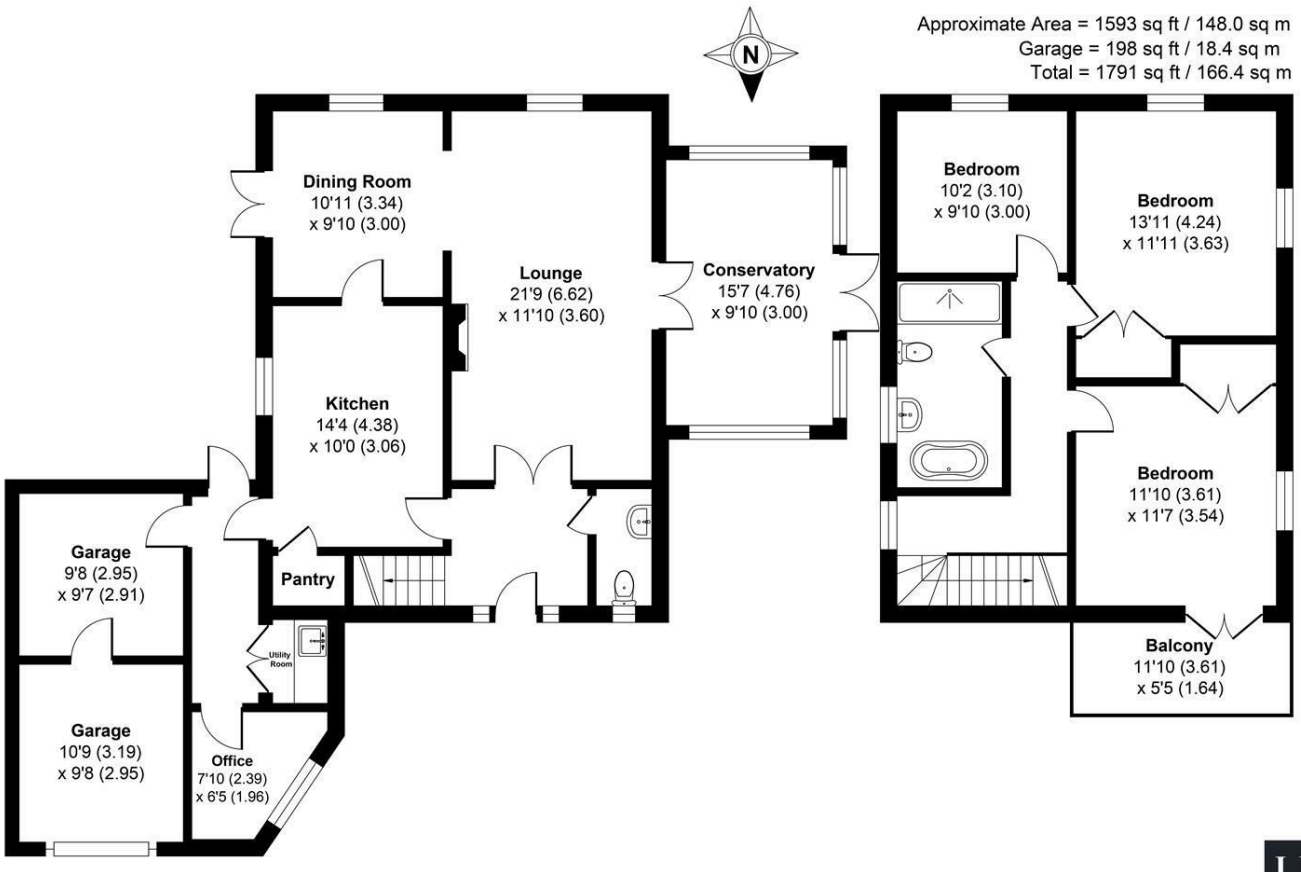
## LOCAL AUTHORITY
Telford and Wrekin Council.

## COUNCIL TAX BAND
Council Tax Band: C

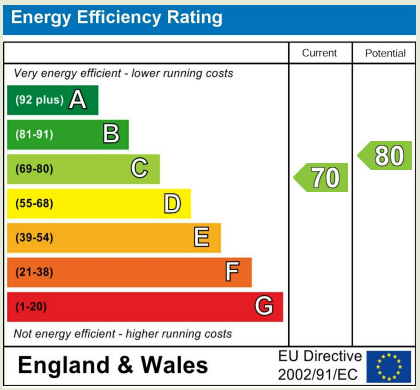
## POSSESSION AND TENURE
Freehold with vacant possession on completion.

## 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.




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




**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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman


## TELFORD SALES

32 Market Street | Wellington | Telford | TF1 1DT

01952 971800 telford@hallsgb.com

www.hallsgb.com



**1.** These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.