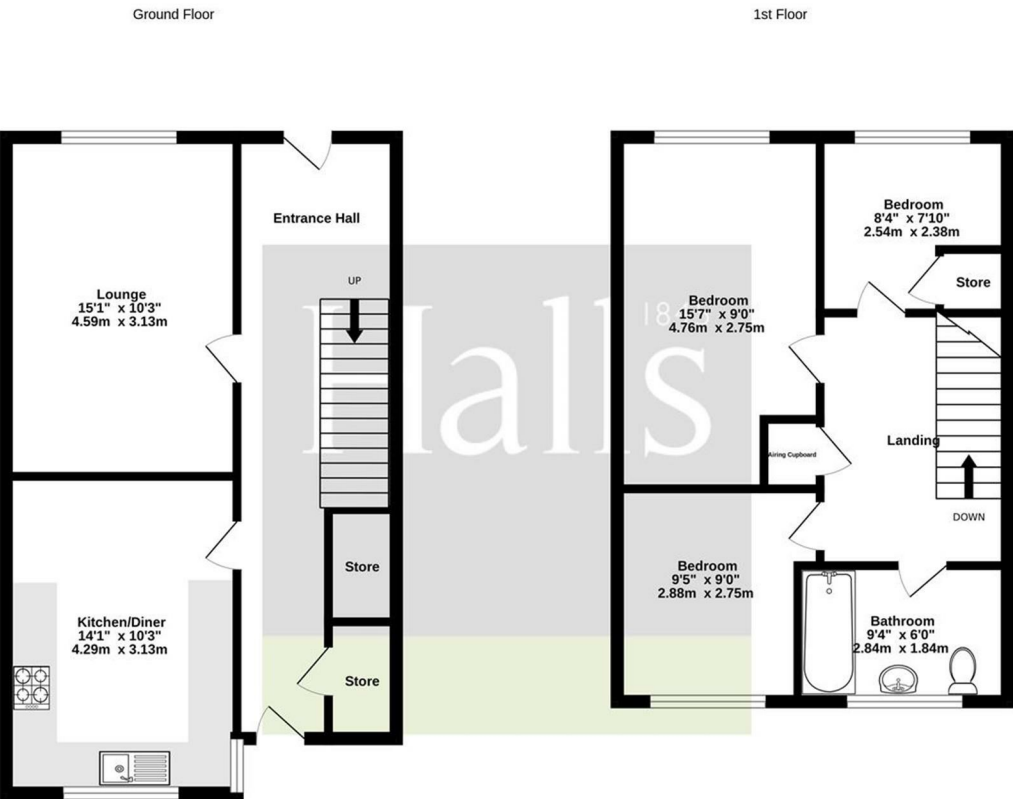


FOR SALE

81 Wildwood, Telford, TF7 5PW



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

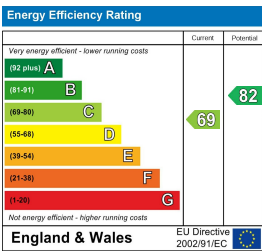
Offers in the region of £129,950

81 Wildwood, Telford, TF7 5PW

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 three-bedroom end-of-terrace home, recently redecorated throughout with new carpets to the lounge and bedrooms. Ideally located close to local amenities, schools, the M54 and Telford Town Centre, the property offers spacious accommodation, a modern kitchen/diner, generous storage and low-maintenance gardens with decked seating area. Ideal for first-time buyers, families or investors.



01952 971800

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



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1 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s





- No Upward Chain
- Close to Amenities
- Ample Storage Options
- New Carpets
- Recently Redecorated
- Private Rear Garden

DESCRIPTION
Situating in a well-established residential area, this well-presented three-bedroom terraced home has been recently redecorated throughout and benefits from new carpets fitted to the lounge and all three bedrooms, offering spacious and practical accommodation ideal for first-time buyers, families or investors alike.

The accommodation comprises an entrance hall with tiled flooring, under stairs storage and two generous storage cupboards, leading through to a bright and spacious lounge featuring large rear-facing windows overlooking the garden. The kitchen/dining room is fitted with a range of wall and base units, ample worktop space, tiled flooring and room for a range of appliances, creating a practical and sociable space for everyday dining.

To the first floor are three well-proportioned bedrooms and a modern family bathroom fitted with a bath and shower over, wash hand basin and W.C.

Externally, the property benefits from low-maintenance front and rear gardens, both laid mainly to lawn, with the rear garden also featuring a decked seating area and gated rear access — ideal for relaxing or entertaining outdoors.

LOCATION
Situating within the established residential area of Woodside, the property is conveniently positioned close to a range of local amenities, including a primary school. Excellent transport links provide easy access across Telford, including the wide selection of shopping, dining and leisure facilities available at Telford Town Centre.

- ROOMS**
- GROUND FLOOR**
- ENTRANCE HALL**
- LOUNGE**
- KITCHEN/DINER**
- FIRST FLOOR**
- BEDROOM ONE**
- BEDROOM TWO**
- BEDROOM THREE**
- BATHROOM**

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: A

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.