

SAMUEL WOOD

1 Hollyhurst Road, Wrockwardine Wood, Telford, Shropshire, TF2 6JY

Offers In The Region Of £150,000



1 Hollyhurst Road

Wrockwardine Wood, Telford, Shropshire, TF2 6JY

2 1 1 D

- Attractive Period Home Circa 1890s
- Modern Ground Floor Bathroom
- Two Bedrooms & Walk-In Wardrobe
- New Patio and Fencing
- Close To Schools and Amenities
- Newly Fitted Contemporary Kitchen
- Useful Utility with Rear Access
- Driveway Providing Off-Road Parking
- Recently Redecorated Throughout
- EPC Rating D

Dating back to the 1890s, this charming period home has been thoughtfully modernised to offer stylish and move-in-ready accommodation whilst retaining its character and appeal. Recent improvements include a newly fitted kitchen, contemporary bathroom, extensive redecoration throughout, and a range of external upgrades including a newly laid driveway, patio and fencing. The well-planned layout is complemented by a useful walk-in wardrobe/storage area adjoining the principal bedroom and a separate utility area with direct access to the rear garden. Ideal for first-time buyers, professionals and downsizers alike, the property is conveniently positioned close to local shops, supermarkets, healthcare facilities, leisure amenities and well-regarded schools, making it an excellent choice for those seeking both comfort and convenience.

The ground floor offers bright and welcoming accommodation comprising a spacious lounge and a newly fitted kitchen designed for modern-day living. To the rear, a useful utility area provides additional storage and laundry space, together with direct access to the garden. The contemporary bathroom is also located on the ground floor and has been recently upgraded to a high standard. The property has been redecorated throughout, creating a fresh and stylish finish.

The first floor provides two well-proportioned bedrooms, including a generous principal bedroom benefitting from an adjoining walk-in wardrobe/storage area. The accommodation is well presented throughout, with the principal bedroom retaining attractive wooden flooring that enhances the property's character and warmth.

Enjoying excellent kerb appeal, the property features a newly laid block-paved driveway providing off-road parking for one vehicle. To the rear, the garden has been enhanced with a new patio area and fencing, creating an attractive and low-maintenance outdoor space ideal for relaxing, entertaining and outdoor dining.





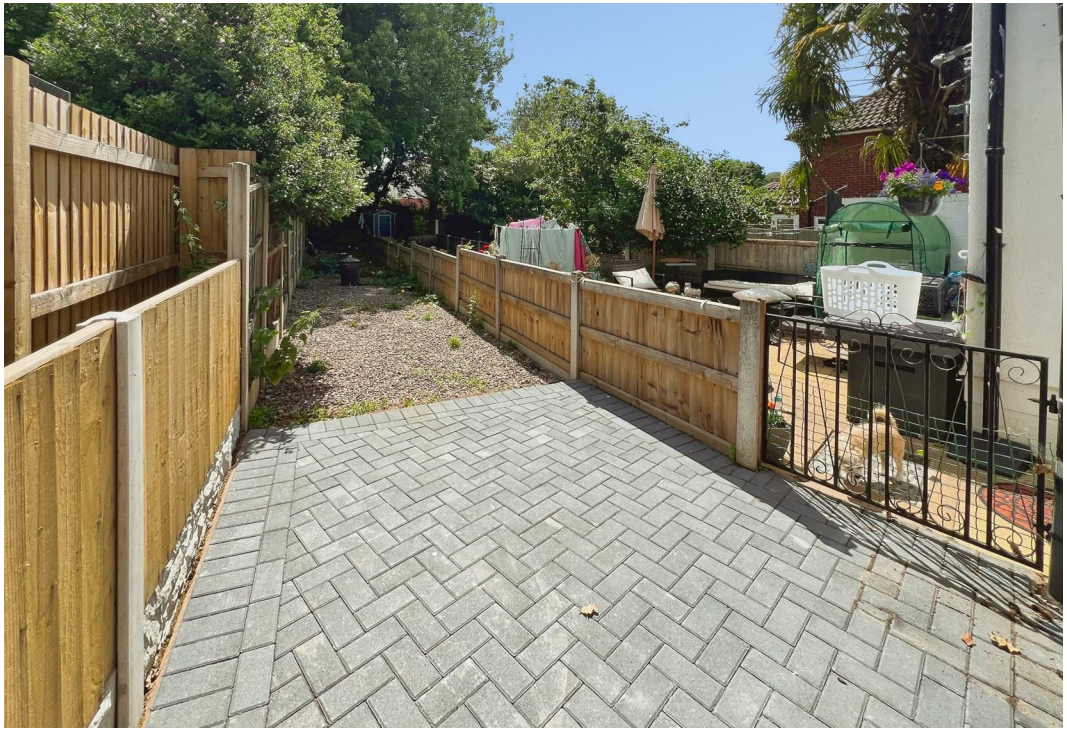


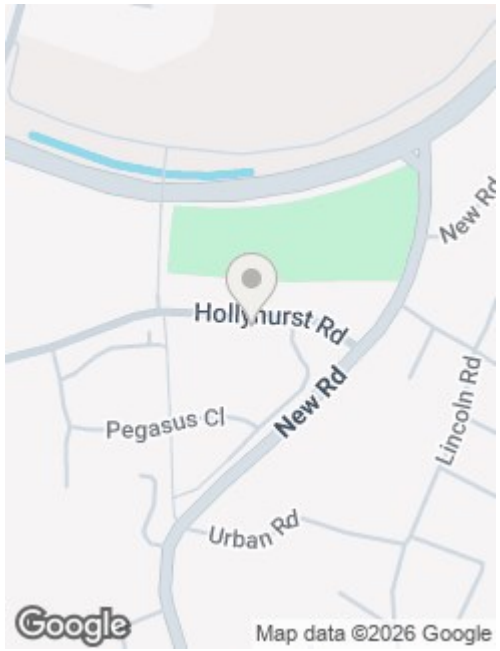












Directions

What3words: ///adding.ignites.tastings

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



Total floor area: 51.0 sq.m. (549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.