



Stebbing, Telford, TF7 4JN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For sale by public auction.

Auction Details:
Nock Deighton Land and Property Auction
Wednesday 24th June 2026, 1.00pm
Live Stream Auction – remote bidding available by either telephone, online or by proxy.

For sale by public auction, this terraced property presents an excellent opportunity for investors, developers or buyers seeking a project to modernise and add value. Situated within the established residential area of Sutton Hill, the property offers spacious accommodation throughout and excellent potential to create a comfortable family home.

The ground floor comprises an entrance hallway leading to a generous living room filled with natural light, alongside an open plan kitchen/diner offering excellent space for family living and entertaining. The adjoining utility room provides additional practicality, while a guest cloakroom and useful storage complete the ground floor accommodation.

To the first floor are three bedrooms together with a wet room and separate WC, providing a practical layout for family living.

Externally, the property benefits from a rear garden featuring a covered patio area, creating a sheltered outdoor space with plenty of potential for relaxing or entertaining. On street parking is available to the front of the property.

In need of modernising throughout, this property provides an exciting refurbishment opportunity and is ideally suited to purchasers looking to renovate to their own specification. Conveniently located close to local amenities, schools and transport links, this is a property with significant potential in a popular residential location.

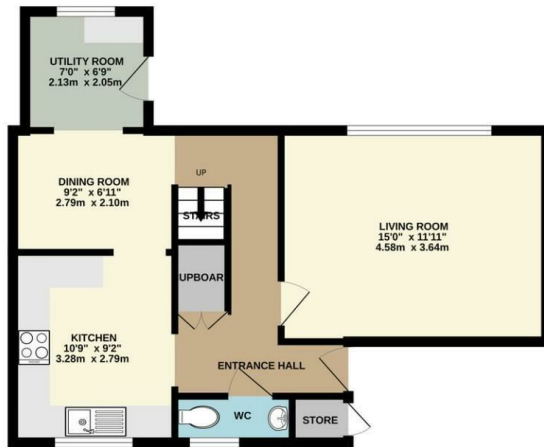
A good road network connects to the A442 connecting to The Rabbit Run and West Midlands together with Bridgnorth and in the other direction to all regions of Telford with Telford town centre shopping complex, being approximately 5 miles. Here you will also be able to access both the rail and motorway networks.



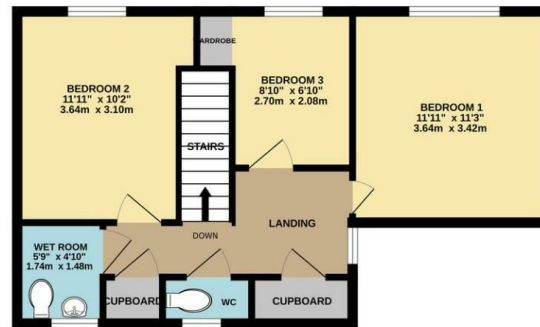


Key Features

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1012sq.ft. (94.0 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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Auction Guide
£80,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -
Telford And Wrekin

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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