



**30 Shray Hill, Telford, TF6 6JR**

**Price £329,995**

We are privileged to offer of this picture postcard country cottage. The property sits in a convenient location with excellent views. The accommodation includes two reception rooms, a large kitchen, utility room, WC & two bedrooms. Outside there is also a detached garage, parking & gardens.

### **Porch**

open fronted with a quarry tiled floor and UPVC door leading to the side hall.

### **Side Hall**

with a tiled floor, radiator and ceiling light.

### **WC**

on the matching tiled floor is a off-white toilet and sink. There is also a radiator and ceiling light.

### **Utility**

the tiles continue into this room and there is range of wooden wall and base units for storage, there is also a stainless steel sink and drainer, plumbing for a washing machine and an oil boiler. The room does have a radiator and ceiling light.

### **Kitchen**

with a range of matching dark oak coloured wall and base units, 'Leisure' range oven, extractor, plumbing for a dishwasher and radiator.

### **Dining Room**



with radiator and ceiling fan style light this room is adjacent to the kitchen and has excellent fitted storage. The floor is carpeted.

### **Lounge**

the key features of this room is the wood burning stove and bay window. The floor is carpeted and there is a radiator.

### **Hall, Stairs and Landing**

with a wood half glazed front door and carpet to the floors there is access to the bedrooms and bathroom, there is also an access to the loft space.

### **Bedroom One**

towards the front elevation with a storage area, radiator, ceiling light and carpet to the floor.

### **Bedroom Two**

with far reaching views to the rear this room has a radiator, ceiling light and carpet to the floor.

### **Bathroom**

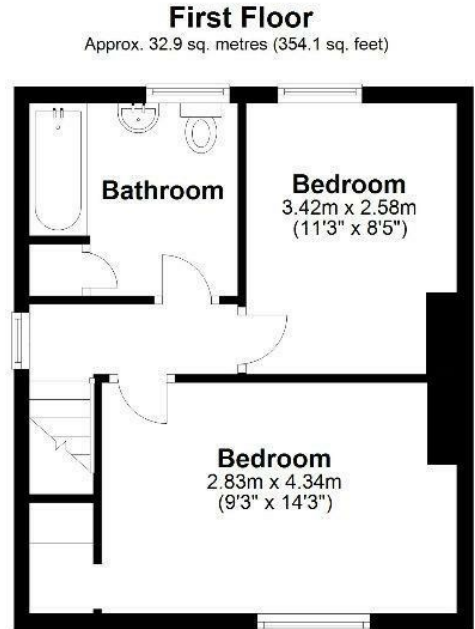
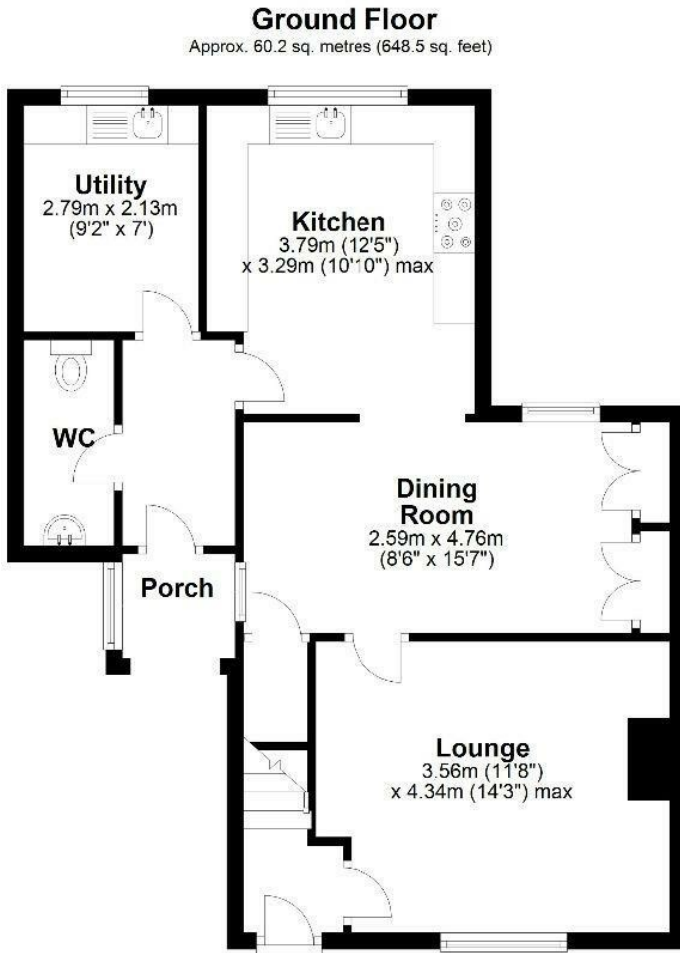


a larger than average room with a matching bath suite and electric shower over the bath. There is also a large built in storage cupboard and radiator.

### **Outside**

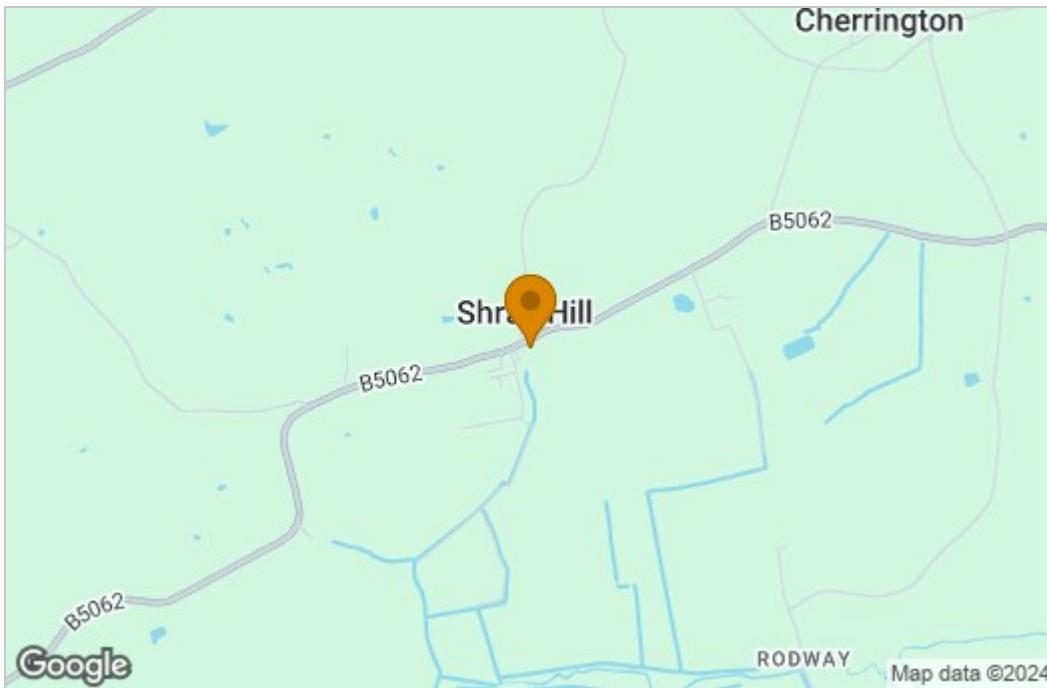
The property has a small grassed front garden with established borders. The driveway is low maintenance and is imprinted patterned concrete, it provides extensive parking for a number of vehicles, further parking is provided with a hard standing area to the rear of the house. The gardens to the side are raised with a sandstone wall and mainly laid to lawn with plants and shrubs. The rear garden includes a large vegetable patch and lawned area. The boundaries are formed with hedges in the main.

## Floor Plan

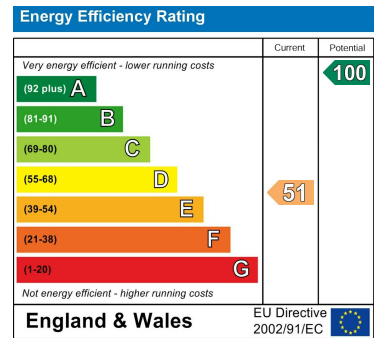


Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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