



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

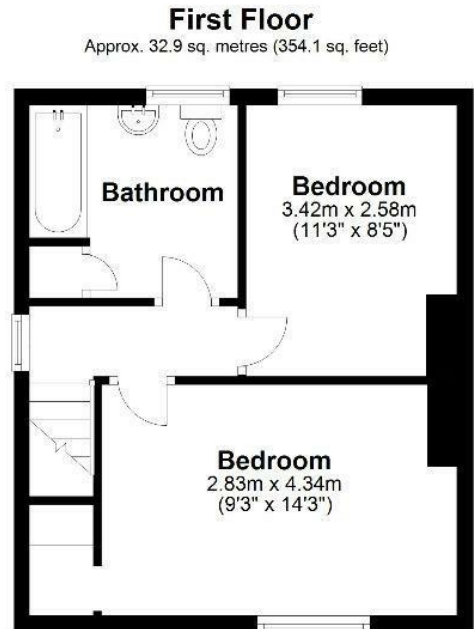
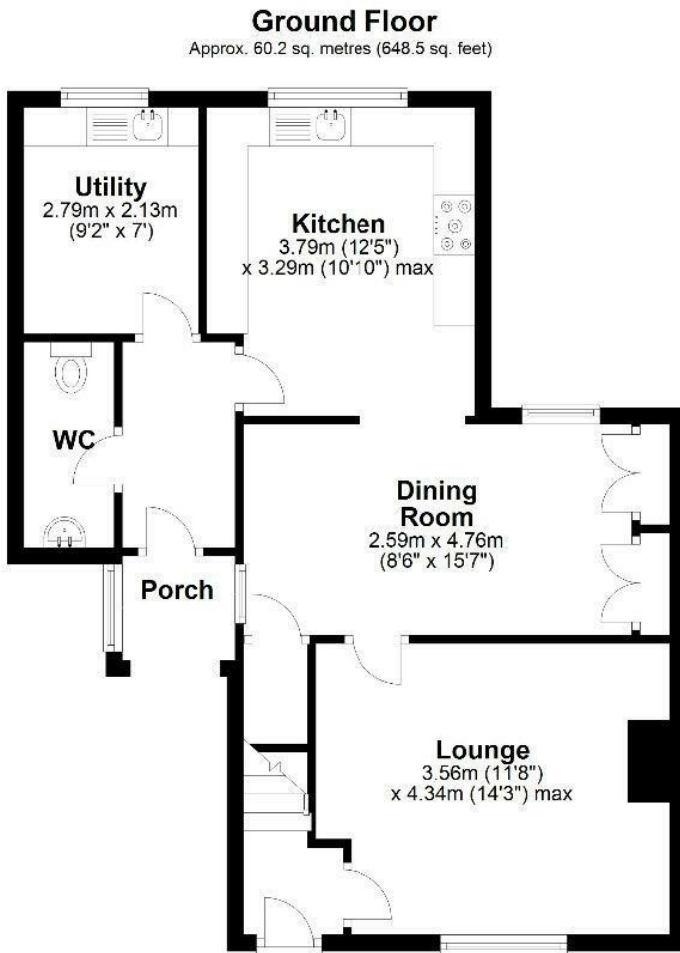


a larger than average room with a matching bath suite and electric shower over the bath. There is also a large built in storage cupboard and radiator.

Outside

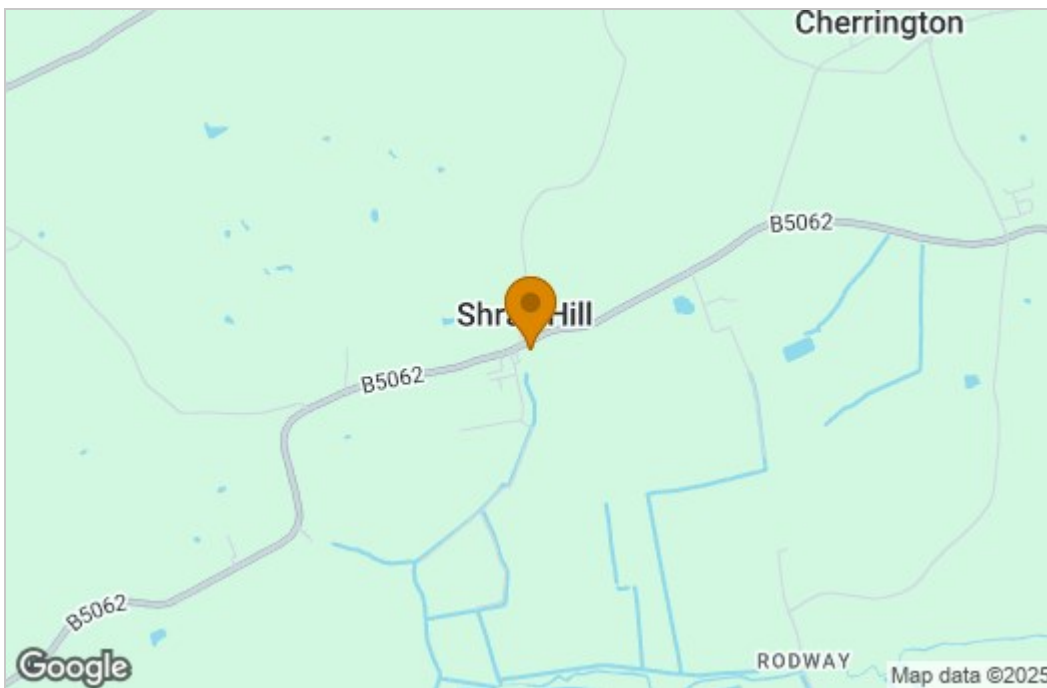
The property has a small grassed front garden with established borders. The driveway is low maintenance and is imprinted patterned concrete, it provides extensive parking for a number of vehicles, further parking is provided with a hard standing area to the rear of the house. The gardens to the side 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

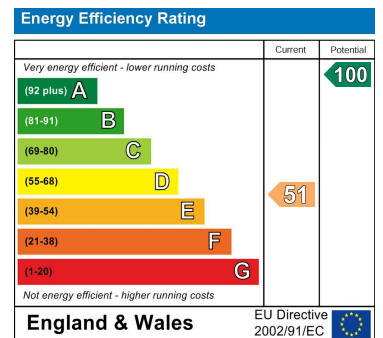


Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

Area Map



Energy Efficiency Graph



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