



### **3 Frame Lane, Doseley, TF4 3BQ**

**Offers Over £199,999**

This charming end-terraced home has been freshly decorated to provide an interior that exudes warmth and comfort. Built in 1935, this chain-free home retains its character while offering modern conveniences for today's lifestyle. The spacious layout allows for flexible living arrangements and the potential to create your dream home.

### Entrance Hallway

Front porch with external and internal UPVC doors, obscured double-glazed windows and tiled half walls.

### Lounge

Spacious living room, with wooden flooring, decorative fire surround and inset feature fire, large front facing UPVC double-glazed window, understairs storage cupboard, radiator and both ceiling and wall mounted light fittings.

### Kitchen Diner

Fitted kitchen with wood effect wall and base units, grey countertops with integrated one and a half stainless-steel sink drainer, integrated gas oven and hob with overhead extractor hood, plumbing for further appliances such as a dishwasher, rear facing UPVC double-glazed window overlooking the garden and a further smaller window, radiator and central light fitting.

### Bathroom

Ground floor bathroom with modern suite of white gloss sink vanity unit, low-level flush WC and P-shaped bath with overhead electric shower. Chrome heated towel rail, frosted glass window and white part-tiled walls.

### Stairs and Landing

Stairs rising from the hallway to first floor landing, with UPVC double-glazed window, central light fitting and access to all living accommodation.

### Master Bedroom



Front elevation double bedroom, with large UPVC double-glazed window, radiator and central light fitting.

### En-Suite

En-suite shower room with white low-level flush WC, pedestal basin and corner electric shower unit. Frosted glass window, decorative part-tiled walls, extractor fan and central light fitting.

### Bedroom Two

Further double bedroom, with rear facing UPVC

double-glazed window, storage cupboard, radiator and central light fitting.

### Bedroom Three



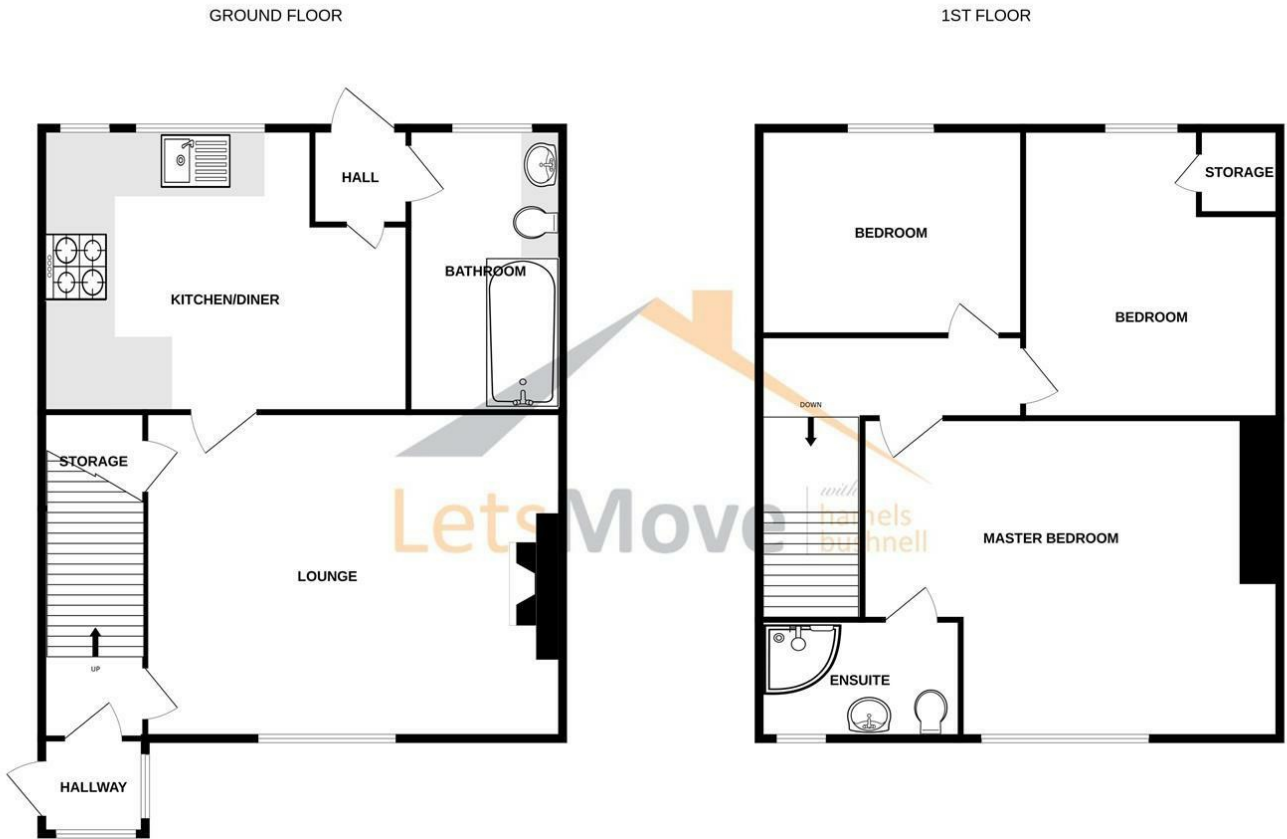
Rear elevation single bedroom, with UPVC window, radiator and central light fitting.

### Outside

Good-sized, split level, private rear garden, with patio area, raised lawn and borders. To the front, paved driveway big enough for two cars and side gated access to rear garden.



# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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