



17 Wharf Close, Telford, TF2 9PX
Offers In The Region Of £255,000

Completely transformed into a contemporary yet cosy home, this semi-detached property nestled in Wharf Close, St Georges is ideal for a young family or first-time buyers. Finished with top-quality modern touches, and stylish decoration, this property is ready to move into and call your own.

Hallway

Entering through a black composite front door, into a hallway featuring stylish patterned tiles, a fitted shoe store, frosted, double-glazed UPVC window, ceiling spotlight, radiator and stairs rising to the first floor.

Lounge

Contemporary yet cosy, this living room features a panelled accent wall, large inset bay window, alcoves for a wall-mounted TV, electric feature fireplace, vertical wall-mounted radiator, ceiling light fitting and grey carpet.

Kitchen/Diner



Flowing through from the lounge, a modern Howdens fitted kitchen of Whitney pebble-coloured cabinets and drawers topped with white, marble-effect worksurfaces. Integrated fridge-freezer, double oven, dishwasher, one-and-a-half sink drainer, and the added bonus of a wine fridge. A five-ring gas hob, with an overhead extractor fan and tiled splashback. The newly fitted boiler is housed in one of the cabinets, and further storage with an understairs pantry cupboard. Dining area with another panelled accent wall, vertical radiator, ceiling spotlights and access into the conservatory.

Conservatory

Bright and airy conservatory, with large double-glazed UPVC windows, and French doors to the rear garden. Tiled flooring and light fitting.

Utility

Just off the kitchen, a handy utility space with plumbing for a washing machine and tumble drier, a chrome heated towel rail-style radiator, ceiling spotlights and access to the rear garden and internal access to the garage.

WC

With trendy wallpaper and panelling, a low-level flush WC, sink vanity unit, extractor fan and ceiling spotlights.

Stairs and Landing

Straight staircase leading to the first floor L-shaped

landing, with a double-glazed UPVC window, ceiling light fitting, storage cupboard and loft hatch. The loft is partially boarded, fully insulated and has a light.

Bedroom One

Front elevation double bedroom, with a large double-glazed UPVC window, fitted wardrobes with sliding mirrored doors, ceiling light fitting and vertical radiator.

Bedroom Two

Rear elevation double bedroom, with a large double-glazed UPVC window, fitted wardrobes with sliding mirrored doors, ceiling light fitting and radiator.

Bedroom Three

Front elevation single bedroom, currently used as an office, with a double-glazed UPVC window, ceiling light fitting and radiator.

Bathroom



Fully tiled modern bathroom, with a white low-level flush WC, sink vanity unit and a P-shaped fitted bathtub. Overhead chrome shower unit and screen. Frosted glass UPVC window, wall-mounted light-up mirror, chrome heated towel rail, ceiling spotlights and extractor fan.

Garage

Attached, single garage with an up & over external door and accessed internally through the utility. Plumbing and electricity supply.

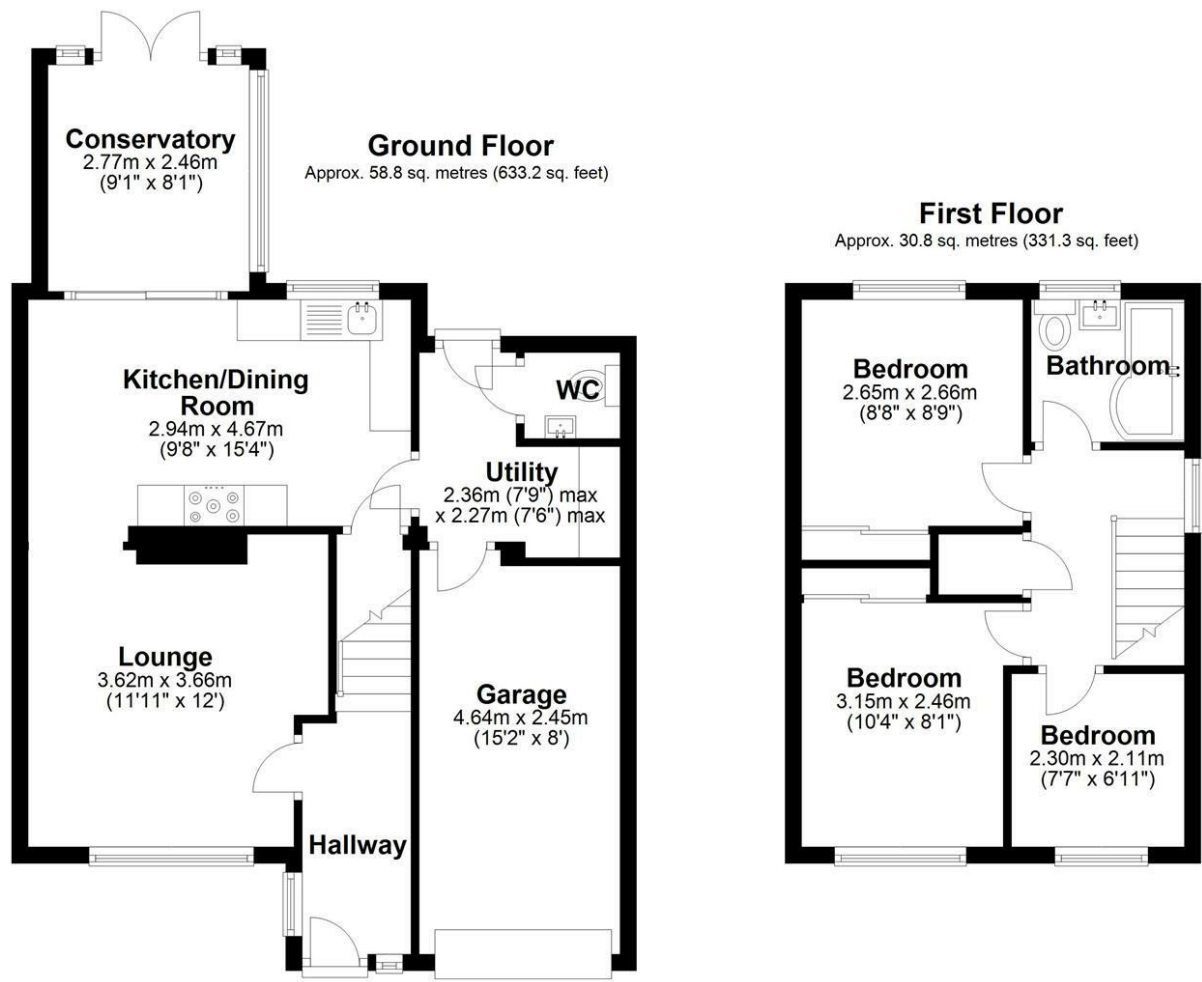
Garden

Prettily designed enclosed rear garden, featuring areas of lawn, patio and shale chippings, edged with planted borders. There is an outside tap.

Driveway

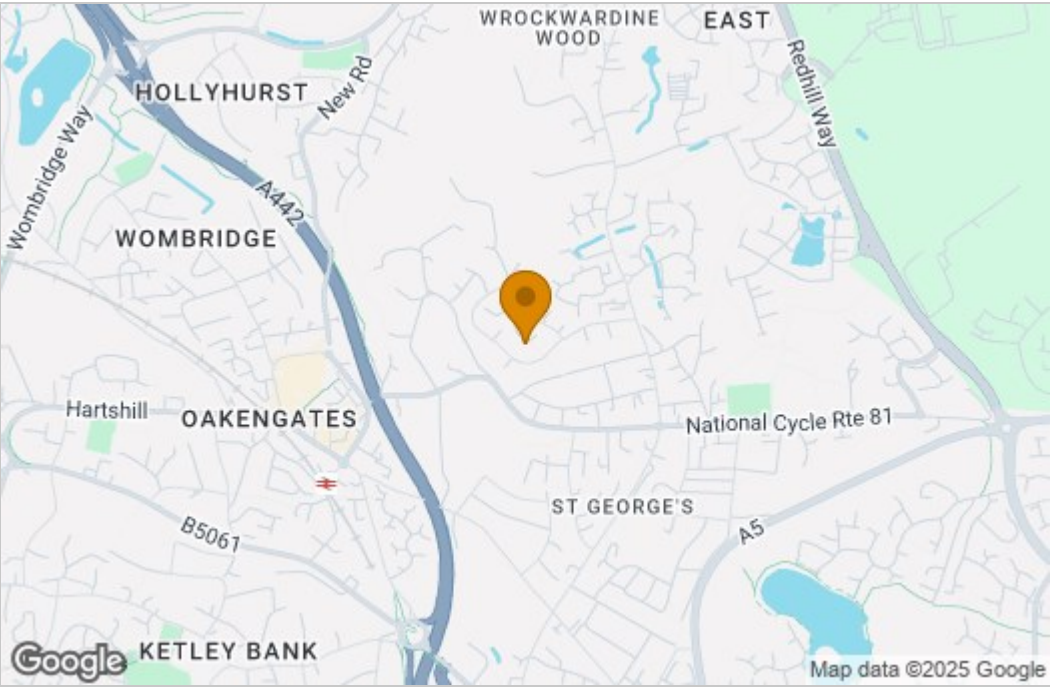
Front paved driveway, with parking for two cars. Also featuring a wooden bin store, planted border and small grassed area.

Floor Plan

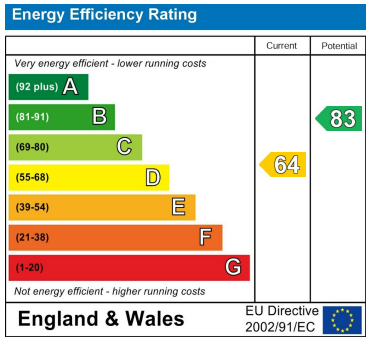


Total area: approx. 89.6 sq. metres (964.5 sq. feet)

Area Map



Energy Efficiency Graph



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