



9 Boulton Grange, Telford, TF3 2LA

£95,000

Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to view this lovely flat in Boulton Grange, where modern living meets convenience.

Hallway

The hallway gives access to all ground floor living space, with stairs leading to the first floor and a large under-stairs storage space.

Kitchen Diner

Extending the length of the property, the kitchen diner is a spacious room fitted with grey and white modern units and worksurfaces. Featuring a sunken corner sink drainer, a four-ring gas hob, integrated oven and plumbing for appliances such as a dishwasher, washing machine or tumble dryer. With added benefits of two good-sized storage cupboards, easily accessible combination boiler, two double-glazed UPVC windows, radiator and two ceiling light fittings.

Lounge

Overlooking the front of the property through a large, double-glazed window, a good-sized living room with carpeted floor, fitted radiator, ceiling light fitting and TV point.

Stairs and Landing

Wide staircase leading to a landing area and all first-floor accommodation.

Master Bedroom

Spacious front double bedroom, large UPVC window, radiator, ceiling light fitting and carpeted flooring.

Bedroom Two

Another big double bedroom with a front-facing UPVC window, radiator, ceiling light fitting and carpeted flooring.

Dressing Room/Storage Room

A useful space, with flexible options, currently serving as a storage/dressing room.

Bathroom

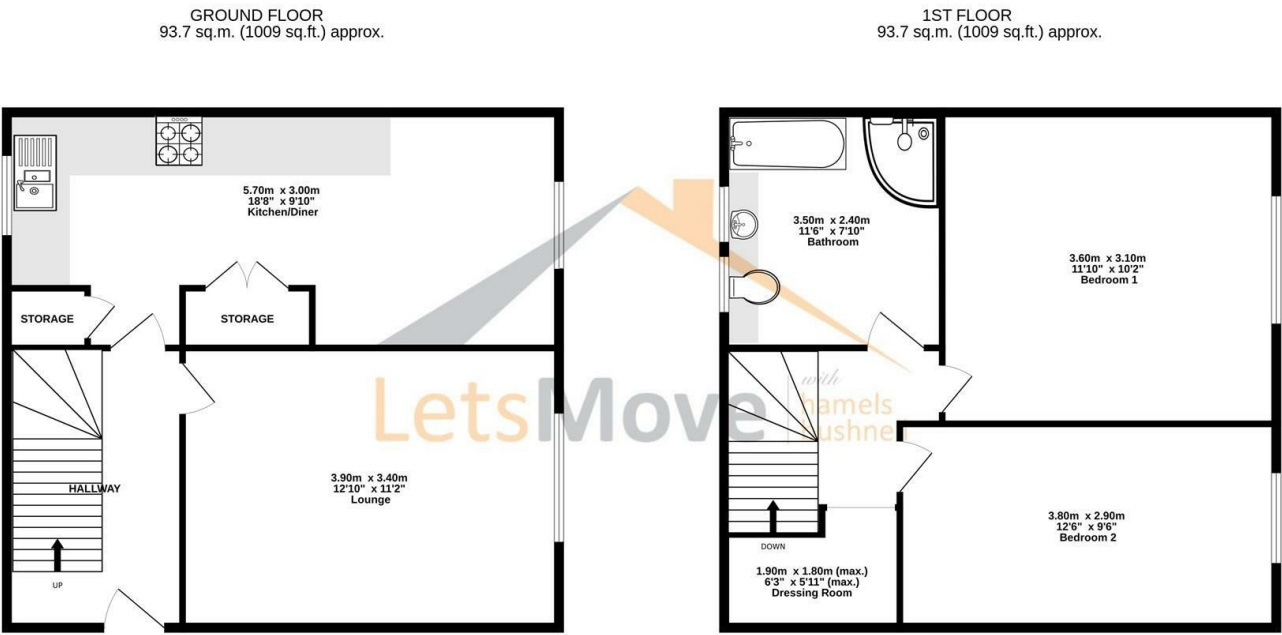
Generous bath and shower room featuring a fitted bathtub and a large, curved shower cubicle with a mains-fed shower unit. Vanity, storage unit with a sunken sink and integrated WC. Added benefits of a chrome, heated towel rail, two small, frosted windows, extractor fan and light fitting.

Outside

Parking is available to the front of the property in a shared carpark.

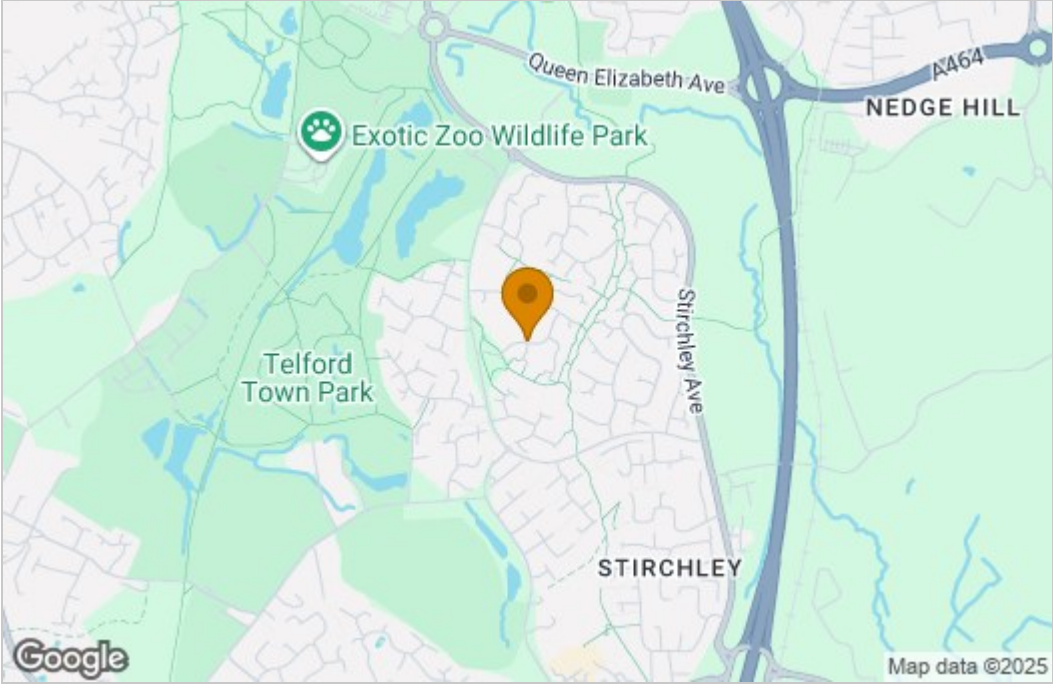
Also included is an external storage cupboard.

Floor Plan

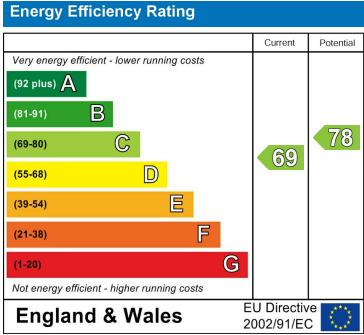


TOTAL FLOOR AREA: 187.4 sq.m. (2017 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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