

2 Glendale Gardens Telford TF4 2RG

SUMMARY

Detached Family Home in Desirable Location

Two Reception Room & Breakfast Kitchen

Five Double Bedrooms

W.C, Ensuite, Bathroom & Shower room

Double Garage & Driveway Parking

EPC- D



**Asking Price
£314,500**

Unit 3 Birchfield Way,
Lawley Square, Telford
TF3 5BZ

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Occupying an enviable corner plot with rural views to rear aspect in this established location of Lawley. This imposing detached property demands early viewing. Offering spacious internal accommodation over three floors to include : Ground floor - lounge, dining Room, breakfast kitchen, ground floor cloaks. The first floor boasts a master with dressing area and en suite shower room in addition to two further double bedrooms and a family bathroom. Two further double bedrooms and a shower room complete the third floor. Externally the property benefits from gardens to both front and rear, Double garage and driveway parking.

**** A Real Must See Property ****

ACCOMMODATION

Approach

With tarmac driveway and paved pathway leading to entrance.

Entrance Hallway

With real hardwood flooring, two ceiling light points, understairs cupboard, radiator, doors to all ground floor rooms.

Lounge 21' 6" x 10' 10" (6.55m x 3.30m)

With real hardwood flooring, radiator, windows to both front and rear aspect, fire surround with inset gas fire, coved ceiling, ceiling light point.

Dining Room 10' 5" x 10' 2" (3.17m x 3.10m)

With carpet, ceiling light point, radiator, window to front aspect.

Breakfast Kitchen 10' 5" x 10' 1" (3.17m x 3.07m)

With a comprehensive range of wall mounted and base units, sink and a half with drainer and mixer tap, integral washing machine, dishwasher, fridge freezer, electric oven, part tiled walls, radiator, tiled flooring, window to rear aspect, open access to utility area with door to rear garden.

Cloaks

With W.C, pedestal handwash basin, ceiling light point.

Carpeted Staircase to First Floor Landing

With two ceiling light points, radiator, window to front aspect, door to shelved airing cupboard housing hot water tank.

Master Bedroom 13' 0" x 10' 2" (3.96m x 3.10m)

With carpet, radiator, window to front aspect, ceiling light point, dressing area with two built in double wardrobes and window to rear aspect, door to :

En Suite

With shower enclosure, vanity unit with inset handwash basin, W.C, ceiling light point, window to rear aspect.

Bedroom Two 10' 10" x 10' 5" (3.30m x 3.17m)

With carpet, ceiling light point, built in wardrobes, window to front aspect.

Bedroom Three 10' 0" x 8' 10" (3.05m x 2.69m)

With carpet, ceiling light point, radiator, window to rear aspect.

Bathroom

With bath and overhead shower with glass shower screen, W.C, pedestal handwash basin, vinyl flooring, ceiling light point, radiator.

Carpeted Staircase to Second Floor Landing

With ceiling light point, useful storage cupboard and doors to all second floor rooms.

Bedroom Four 13' 1" x 11' 3" (3.98m x 3.43m)

With carpet, ceiling light point, radiator, Two double wardrobes, window to front aspect, radiator, Velux window.

Bedroom Five 14' 3" x 7' 10" (4.34m x 2.39m)

With carpet, radiator, ceiling light point, window to front aspect.

Shower Room

With shower enclosure, vanity unit with inset handwash basin, W.C, part tiled walls, radiator, two ceiling light points, vinyl flooring.

Rear Garden

Mainly laid to lawn with decked patio areas.

Double Garage 18' 5" x 17' 3" (5.61m x 5.25m)

With up and over garage doors, electricity and power, concrete floor.

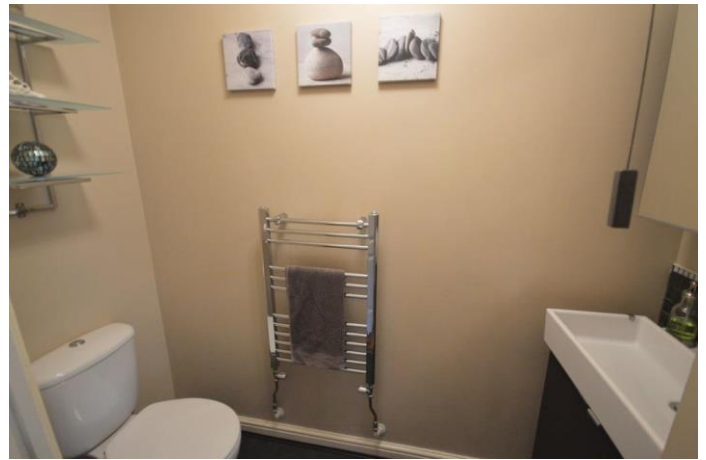
Services

We are advised that the property benefits from mains gas, electric and water.

Tenure

We are advised that this property is freehold.

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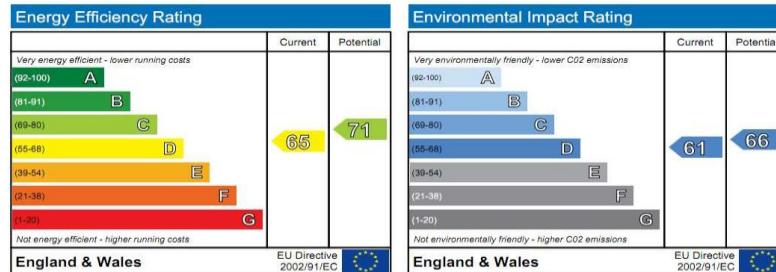
Energy Performance Certificate



2 Glendale Gardens
TELFORD
Shropshire
TF4 2RG

Dwelling type: Detached house
Date of assessment: 23 August 2007
Date of certificate: 24 August 2007
Reference number: 8409-0374-5210-5426-2833
Total floor area: 152 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	225 kWh/m ² per year	198 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	5.0 tonnes per year
Lighting	£128 per year	£66 per year
Heating	£548 per year	£520 per year
Hot water	£129 per year	£113 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

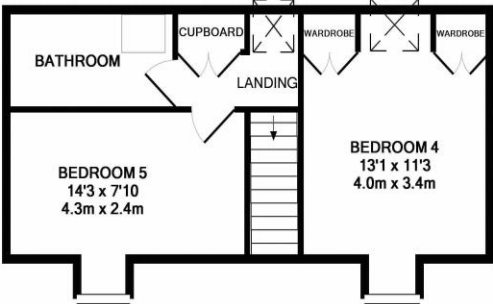
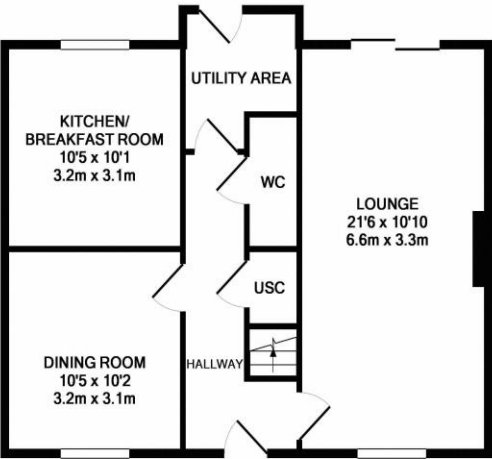


Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 12 012 or visit www.energysavingtrust.org.uk/myhome

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FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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