



Willowfield, Telford  
Offers in excess of £125,000



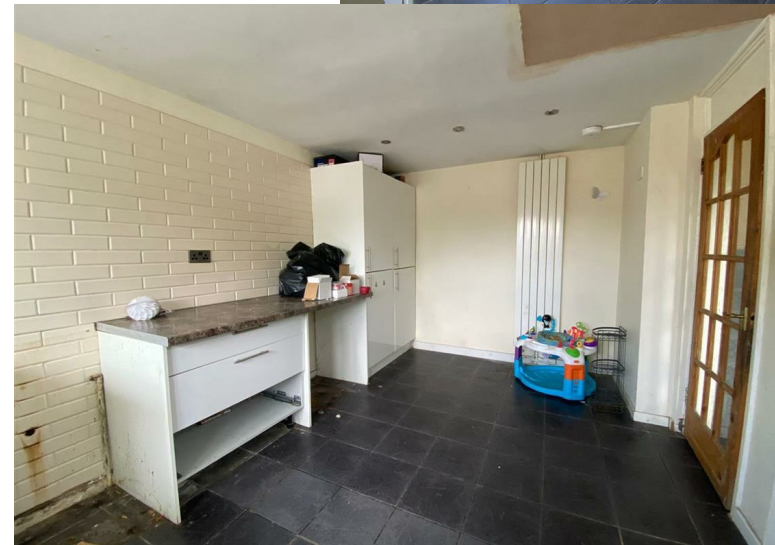
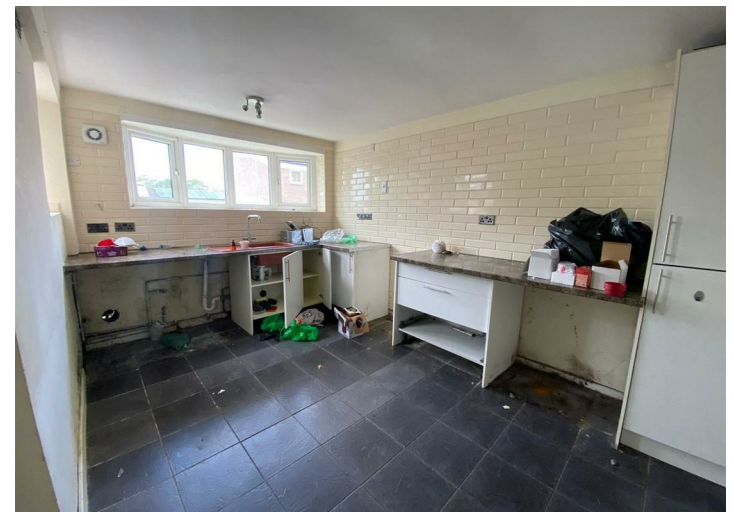
Peter Richardson Estates

# Offers in excess of £125,000

Opportunity to acquire this spacious, terraced property in the popular estate of Woodside. The property is in need of refurbishment throughout. This property has the potential to be a fantastic investment opportunity or family home.

The property benefits from a large kitchen diner, spacious living area with patio doors leading into the conservatory, two double bedrooms, two single bedrooms, a family bathroom, and downstairs WC. Communal parking is available at both the front and rear of the property. The property is situated in an ideal location within walking distance to Madeley Academy, local amenities and transport links.

Viewings are highly recommended.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>66</b>		<b>83</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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