



## Oakfield Road, Shawbirch, Telford

OIRO £175,000



Freehold | EPC rating: C

- Desirable Residential Area
- Good Sized Kitchen Diner
- Three Bedrooms

- Close to Local Amenities
- Ideal First Time Purchase
- Enclosed Rear Garden

# BELVOIR!

Property is personal

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## Description

Belvoir are pleased to offer, this spacious three bedroom terraced house, in the much sought after residential area of Shawbirch. Ideal investment or first time buyer opportunity.

The property offers well-proportioned accommodation briefly comprising of hallway with storage cupboard, good sized kitchen/diner with plenty of base and wall cupboards, fitted kitchen with door leading to the enclosed rear garden.

The first floor benefits from master bedroom, two further good sized bedrooms and bathroom with a shower over the bath and a separate toilet. This Property is FREEHOLD.

Forming part of this popular residential area the property benefits from being located within walking distance to the Primary School, Doctors, shops and amenities.

Freehold / EPC Rating C / Council Tax Band A

## Floorplan



**BELVOIR!**

Property is personal

Approximate total area<sup>#</sup>

792.98 ft<sup>2</sup>  
73.67 m<sup>2</sup>

Reduced headroom

15.39 ft<sup>2</sup>  
1.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Rooms

### Hallway

1.81m x 3.47m (5'11" x 11'5")

### Kitchen Diner

2.12m x 7.14m (7'0" x 23'5")

### Living Room

3.1m x 4.39m (10'2" x 14'5")

### Landing

0.9m x 4m (3'0" x 13'1")

### Bedroom One

3.19m x 3.51m (10'6" x 11'6")

### Bedroom Two

2.08m x 3.52m (6'10" x 11'6")

### Bedroom Three

1.98m x 3.05m (6'6" x 10'0")

### Bathroom

1.51m x 1.75m (5'0" x 5'8")

### Toilet

0.8m x 1.72m (2'7" x 5'7")



# Photographs



# Map



# Notes

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