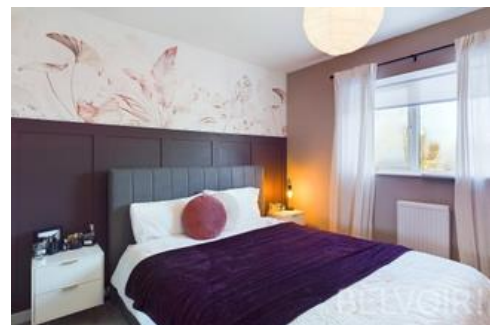




## The Ridings, Woodside, Telford

### OIRO £167,000



Freehold | EPC rating: B

- Fantastic First Time Buy
- Well Presented
- Driveway Parking

- Modern Decor Throughout
- 2 Double Bedrooms

# BELVOIR!

Property is personal

Email  
[telford@belvoir.co.uk](mailto:telford@belvoir.co.uk)

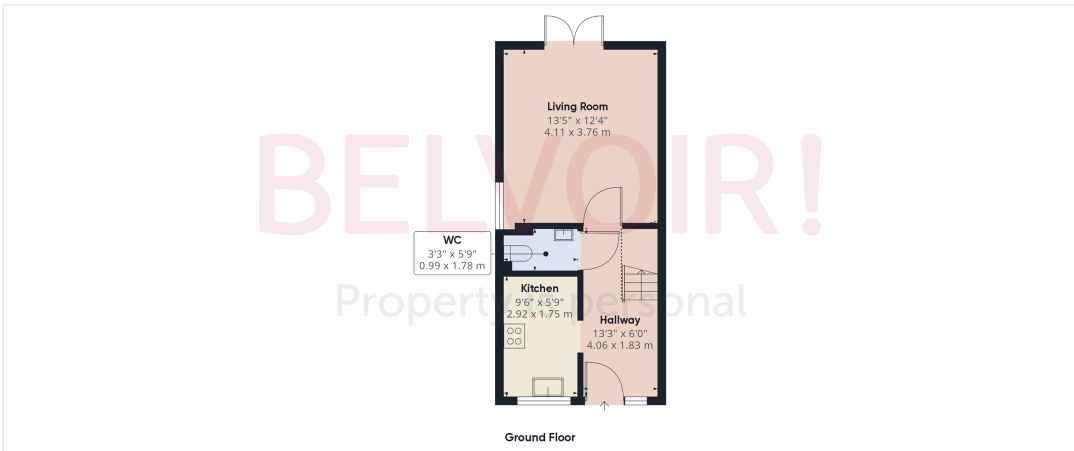
Phone  
**01952 258562**

## Description

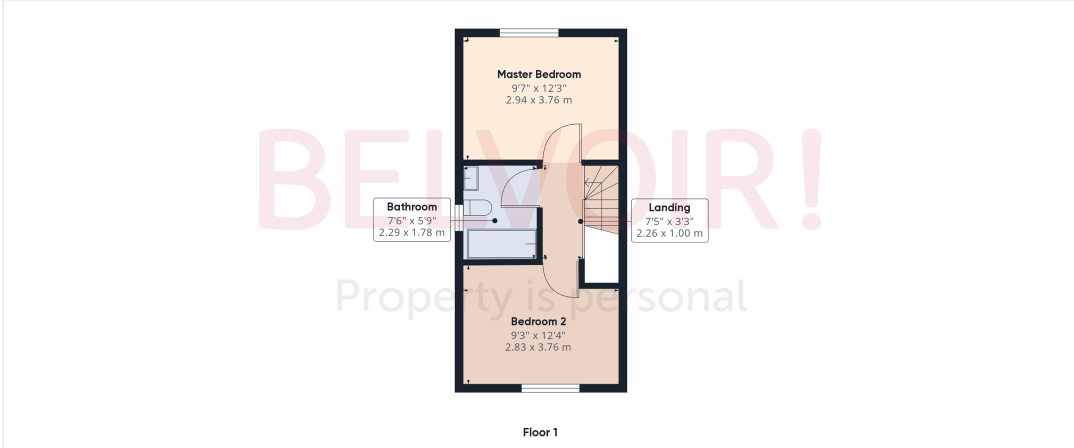
Upstairs, the property offers two comfortable bedrooms and a family bathroom, complete with modern fittings. The hallway and landing create a smooth flow between the rooms, enhancing the home's practicality.

Freehold / Council Tax Band B / EPC Rating B

## Floorplan



### Ground Floor



Floor 1

Property is personal

618.08 ft<sup>2</sup>15.36 ft<sup>2</sup>

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Rooms

### Hallway

4.06m x 1.83m (13'4" x 6'0")

### Kitchen

2.92m x 1.75m (9'7" x 5'8")

### Living Room

4.11m x 3.76m (13'6" x 12'4")

### WC

1.78m x 0.99m (5'10" x 3'2")

### Landing

2.26m x 1m (7'5" x 3'4")

### Master Bedroom

3.76m x 2.94m (12'4" x 9'7")

### Bedroom 2

3.76m x 2.83m (12'4" x 9'4")

### Bathroom

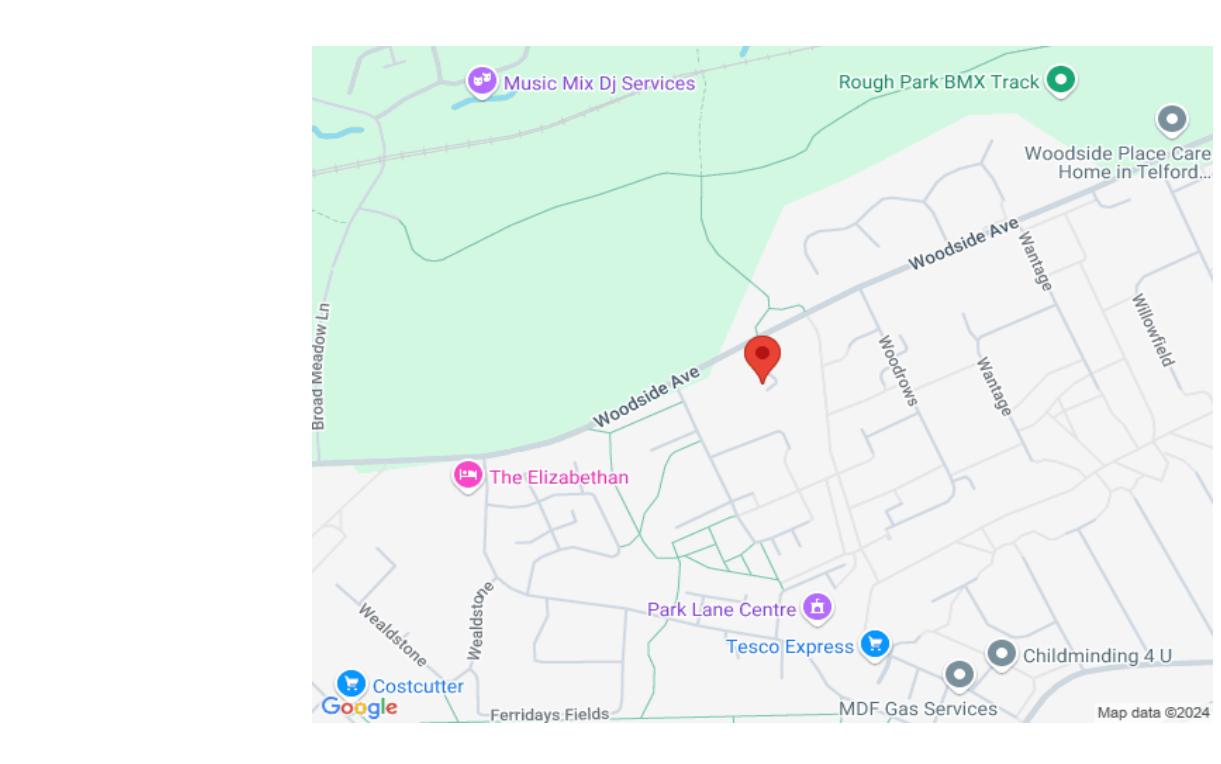
2.29m x 1.78m (7'6" x 5'10")



## Photographs



**Map**



Notes

[illegible]