



## Shawfield Close, Sutton Hill, Telford

£145,000



4



1



2

Leasehold | EPC rating: C

- 4 Bedroom Terraced House
- Downstairs WC
- Front & Enclosed Rear Garden

- First Time Purchase/Investment
- Open Kitchen, Living & Dining
- Close to Local Amenities

# BELVOIR!

Property is personal

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## Description

This spacious 4-bedroom townhouse is located in the desirable area of Sutton Hill, Telford, offering practical living across three floors. Upon entering the property, you are welcomed into an entrance hallway, which provides access to a convenient downstairs WC. The ground floor features an open-plan living, kitchen, and dining area, designed for family life and entertaining. The kitchen is equipped with modern appliances and plenty of storage space, while the living and dining areas offer a versatile and comfortable environment for everyday activities.

On the first floor, you'll find a generously sized living room, providing a quiet and cozy space for relaxation. This floor also accommodates two well-proportioned bedrooms. Bedroom 2 and Bedroom 3 are ideal for use as children's bedrooms, guest rooms, or home offices, offering flexibility to suit your needs.

The second floor is home to the remaining two bedrooms. Bedroom 1 is a spacious room, perfect for a master bedroom, with enough room for a double bed and additional furniture. Bedroom 4, also well-sized, offers versatility and could be used as a guest room, study, or playroom. The family bathroom is also located on this floor, equipped with modern fixtures and fittings to serve the needs of the household.

This townhouse offers an excellent combination of space and functionality, making it an ideal home for a growing family. The property is in a great location, with easy access to local amenities, schools, and transport links, providing both convenience and comfort in a well-connected area.

Leasehold 88 years remaining / Council Tax Band B / EPC Rating C

## Photographs



## Rooms

### Entrance Hallway

3.05m x 2.21m (10'0" x 7'4")

### Hallway - Ground Floor

2.92m x 0.87m (9'7" x 2'11")

### WC - Ground Floor

1.93m x 0.86m (6'4" x 2'10")

### Bedroom Four - 1st Floor

3.05m x 2.26m (10'0" x 7'5")

### Bedroom Three - 1st Floor

3.5m x 1.99m (11'6" x 6'6")

### Living Room - 1st Floor

5.12m x 3.37m (16'10" x 11'1")

### Landing - 1st Floor

2.93m x 1.05m (9'7" x 3'5")

### Bedroom Two - 2nd Floor

3.34m x 2.99m (11'0" x 9'10")

### Bathroom - 2nd Floor

2.57m x 1.81m (8'5" x 5'11")

### Bedroom One - 2nd Floor

5.12m x 2.59m (16'10" x 8'6")

### Landing - 2nd Floor

2.63m x 0.99m (8'7" x 3'2")

## Floorplan



**Map**



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