



HORSECHESTNUT DRIVE

SHAWBIRCH | TF5 0LN



FOR SALE
Offers in the Region Of
£435,000
Freehold



- Stunning Refurbished Four Bedroom Detached Home in Sought-After Location with NO UPWARD CHAIN
- Inspection is a Must to Appreciate The Quality & Merits On Offer
- Superb Open-Plan Kitchen/Dining Room with Bi-fold Doors
- Sitting Room
- Utility & Ground Floor WC & Entrance Hallway
- Main Bedroom with En-Suite Shower
- Three Further Bedrooms & Family Bathroom
- Garage/Store Room & Driveway Parking
- Electric Car Charger
- Landscaped Gardens
- Gas Central Heating & Double Glazing
- Council Tax Band - E



Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk
mannleysproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



MANNLEYS

Internal inspection is essential for this stunning four bedroom detached home that has been fully refurbished and greatly improved throughout and offers no upward chain. The property is situated in this highly sought-after location that has fantastic local amenities and road links. The property offers well planned and flexible family accommodation, the ground floor features a superb open-plan kitchen/dining/family room with bi-fold doors, separate sitting room, utility, ground floor wc and an entrance hallway. The first floor offers a main bedroom with en-suite shower, three further bedrooms and a family bathroom. The property benefits from driveway parking, garage/store room, electric car charger, landscaped gardens, gas central heating and double glazing. Viewing is a must to appreciate the outstanding merits on offer with this lovely family home.



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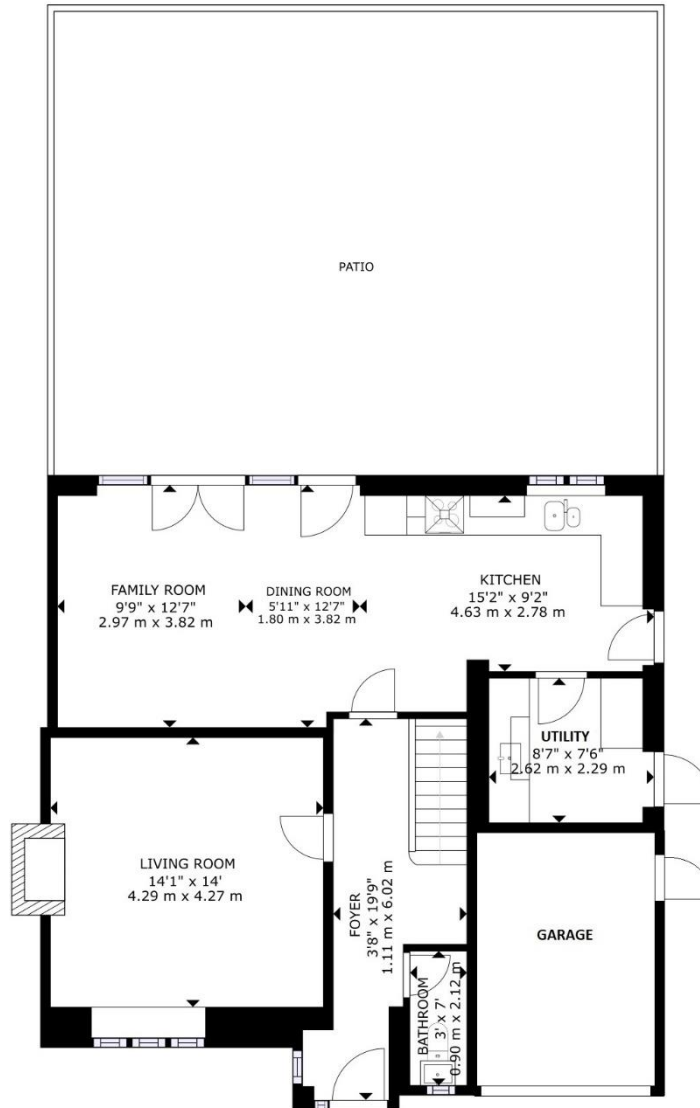
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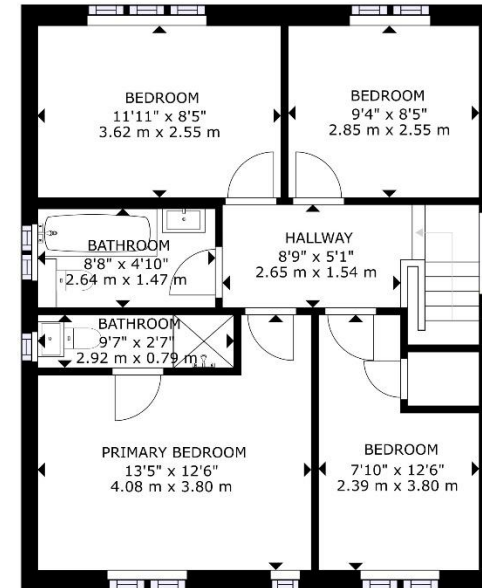


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GROSS INTERNAL AREA
 FLOOR 1: 804 sq ft, 74.69 m², FLOOR 2: 612 sq ft, 56.82 m²
 TOTAL: 1416 sq ft, 131.51 m² (excl. GARAGE)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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