



## Hill Top Rd Lake Telford TF1 5ET

Offers in the Region Of  
£270,000

Really lovely opportunity to make this your home. Set in the old village of Red Lake near the lovely Red Lake church. The property has been in the same family for many years and now it is time for a new owner to make it theirs. Ripe for someone new and their personal stamp. It has large gardens, huge garage and good accommodation. There are three bedrooms, two bathrooms, conservatory, kitchen breakfast room, dining room and living room. There is no chain. Come along and have a look, ideal central location but quite tucked away and yet easy access to all of Telford and beyond. Another special house which we at Julia Weston are pleased to show you. EPC F CTAX C.

- ATTRACTIVE HOME IN THE OLD VILLAGE OF RED LAKE
- TWO RECEPTION ROOMS
- PLENTY OF PARKING
- THREE BEDROOMS
- TWO BATHROOMS
- LONG REAR GARDENS WITH OUTBUILDINGS
- READY FOR YOU TO MAKE IT YOURS



# Hill Top, Telford, Shropshire, TF1 5ET

### Approach and area

Lovely area feeling quite rural this is a delightful place to live. It is so close to everything yet feels a traditional village area. The property is approached over a large driveway with lawn to the side with mature bushes and tree and attractive brick wall to the side. There are gates leading to the good-sized garage and the rear garden. The property has been treated to the front with a special paint that only requires jet washing to keep it clean.

### Entrance porch Hallway

A small porch shields the hallway from the weather, and the hallway has doors either side to the lounge and separate dining room. Ceiling coving and light fitment. Radiator.

### Lounge 16' 0" x 12' 0" (4.87m x 3.65m)

On the right of the hallway is the lounge area with views over the front of the property. There is ceiling coving, light fitment, a brick feature fire surround with gas fire, chimney still there. Large radiator. Stairs rise to upper floor accommodation from this room. Lots of possibilities here to make a cosy place.

### Dining room 15' 3" x 10' 9" (4.64m x 3.27m)

A beautiful fire surround with gas fire, views to the front again, radiator under window. Coving and centre light fitment and wall lights.

### Kitchen/Breakfast Room 16' 11" x 8' 9" (5.15m x 2.66m)

Attractive kitchen with pleasing work tops, tiled floor, space for a table and chairs. Oven in housing unit and separate hob unit under window. Space for washing machine and dryer under work surface. Another window over one and a half bowl sink unit with drainer.

### Conservatory 12' 5" x 17' 0" (3.78m x 5.18m)

Large conservatory overlooking the garden with feature leaded designs and blinds.

### Ground floor bathroom

With white suite and tiling. Window. Fan heater above door.

### Stairs and landing

With window letting in natural light. Radiator.

### Bedroom 1 12' 5" x 12' 0" (3.78m x 3.65m)

With window to the front with mirrored wardrobes, radiator.

### Bedroom 2 12' 4" x 10' 11" (3.76m x 3.32m)

Again, to the front with pleasing views, light fitting and radiator. Airing cupboard and hot water tank.

### Bedroom 3 8' 10" x 9' 0" (2.69m x 2.74m)

To the rear views over garden. Ceiling coving

### Bathroom

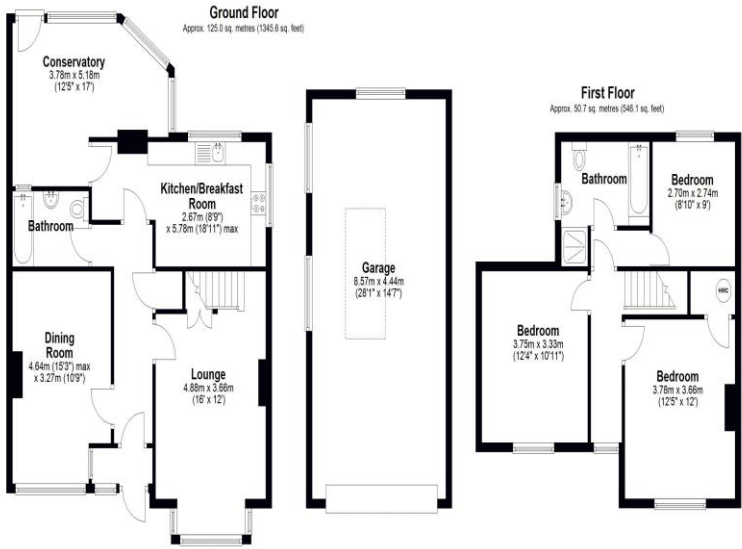
With avocado suite including fully tiled shower cubicle, bath sink and w.c. half tiled throughout with an attractive green tile. Window and radiator.

### Garage 28' 1" x 14' 7" (8.55m x 4.44m)

Huge garage ideal for workshop. Power and lighting.

### Gardens

Extensive gardens long lawns and large patio area. A dream for the keen gardener to get stuck in. Old pigsty now a shed from when every house had its own pig. I love the red brick of the house at the back and can see so much potential to make this your forever home as the previous owners did. For further details please email for a viewing.



Total area: approx. 175.7 sq. metres (1891.7 sq. feet)



# Energy performance certificate (EPC)

|                                               |                           |                                              |
|-----------------------------------------------|---------------------------|----------------------------------------------|
| 59 Hill Top<br>Red Lake<br>TELFORD<br>TF1 5ET | Energy rating<br><b>F</b> | Valid until: 25 July 2035                    |
|                                               |                           | Certificate number: 4435-7123-1500-0144-3222 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 110 square metres   |

## Rules on letting this property

 You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)