



Highway View Arleston Telford TF1 2NY

Offers in the Region Of
£215,000

Really nice and cosy, two-bedroom home with attractive open plan kitchen dining room and utility in a recent extension to the property. Extra natural lighting from sky lights. Lovely lounge, two double bedrooms, bathroom with shower. Plenty of parking for cars on a resin drive which is accessed through secure gates. Gardens with patios, grassed lawn and plenty of privacy. Gas central heating and double glazing. Very close to Wellington Centre with all the local amenities and travel options with railway station and good road and bus links. Recommended viewing.

- TWO BEDROOM HOME
- OPEN PLAN KITCHEN DINING AREA
- BATHROOM
- EPC D CTAX A
- LOUNGE WITH FIREPLACE
- DOWNSTAIRS W.C./UTILITY
- ATTRACTIVE REAR GARDEN
- BOARDED LOFT SPACE

Highway View, Arleston, Telford, Shropshire, TF1 2NY

Frontage

An attractive front entrance to this property with storm canopy over front door with glazed side panel and glazed middle panel. Sitting area, plenty of shrubs and bushes, hedging, borders, and climbing plants. Water butt, lawned area. Places to feed the birds. Outside light. Very charming.

Reception Hall

With double panel radiator, room for unit and a sloped ceiling. This room gives access to stairs and ground floor rooms.

Lounge 13' 3" x 12' 7" (4.04m x 3.83m)

A cosy nicely decorated living with a very sturdy chunky (wood) surround and inset feature electric fire. Alcoves either side. Please note the chimney is still there for those who wanted an addition of a log burner or similar. There is also a gas point. Large bay window giving lots of natural light. Double gas convactor radiator.

Dining Area 17' 9" x 8' 7" (5.41m x 2.61m)

This is so nice and in the new extension. A pleasing dining area with double French doors to garden with outdoor eating places. Beautiful, flooring and again pleasing decor.

Kitchen 9' 8" x 9' 10" (2.94m x 2.99m)

Wow - love this - glossy grey units with dark work tops. Integrated appliances that are high quality with fridge freezer, cooker, self-cleaning eye height electric double oven with separate gas hob with extractor canopy and stainless splash back. Dishwasher. Attractive lighting and kickboard lights. Sink under window and another window gives room for a cosy sofa. Plenty of drawers and cupboards. Excellent tiled feature flooring.

Utility room/w.c. 5' 2" x 5' 8" (1.57m x 1.73m)

Following on from the kitchen theme space for a dryer, sink unit, and downstairs w.c. Window.

Bedroom 11' 9" x 11' 0" (3.58m x 3.35m)

With double glazed window and radiator and views to rear.

Bedroom 11' 7" x 8' 8" (3.53m x 2.64m)

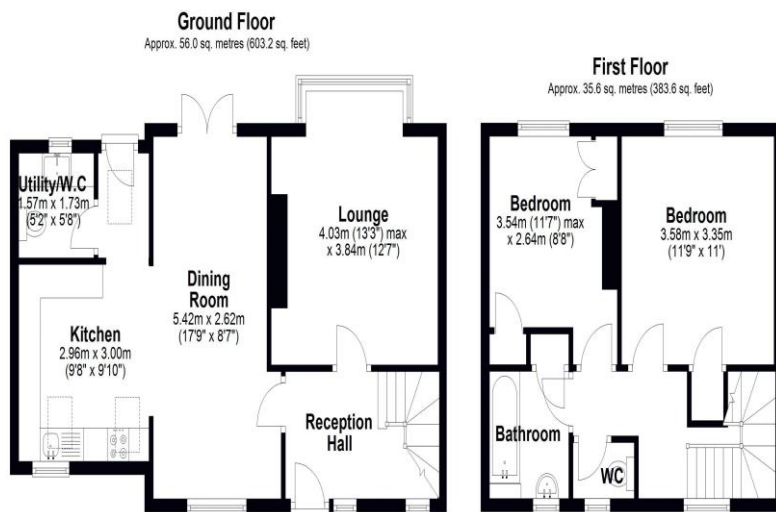
Again, views to rear with radiator and double glazed window.

Bathroom

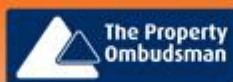
The bathroom has a separate w.c adjacent with window and we have a bath with shower over. Wash hand basin. Obscured glass window. Radiator.

Gardens to the rear

Beautiful. A real rural feel with the view of a woodland area that is very calming. Tall fences, lawns, shrubs climbing plants, colourful borders, hedging and hanging baskets. Large patio and plenty of eating areas. The gated drive way is also here with plenty of parking on a resin driveway edged with pavours.



Total area: approx. 91.7 sq. metres (986.9 sq. feet)



Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Energy performance certificate (EPC)

3 Highway View Arleston TELFORD TF1 2NY	Energy rating D	Valid until:	13 September 2035
		Certificate number:	9576-3054-8201-1335-6200

Property type	Semi-detached house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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