

3 Chapel Grove, Plough Road Telford TF2 7AE

A Well Appointed Two Bedroom Modern Mid Terrace Property with the Benefit of Allocated Car Parking and NO UPWARD CHAIN, tucked away in a small quiet cul de sac of similar properties within Wrockwardine Wood, a popular residential area of Telford with convenience stores nearby along with two hostleries, a leisure centre and schooling. Telford town centre is only a short driving distance offering a wider choice of shops, restaurants and recreational facilities as well as a rail station with trains running to Shrewsbury, Birmingham and beyond to London Euston. Commuters will also appreciate the M54 being easily accessible at Junction 5 giving fast access to the M6. The current owner has recently enhanced the property with newly decorated rooms creating a light and modern finish along with flooring laid with cosy carpets as well as high quality vinyl. 3 Chapel Grove welcomes you into an Entrance Hall with a staircase to the first floor and access into the ground floor rooms beginning with a good sized inviting Lounge connecting to the attractively appointed Dining Kitchen having rear garden access. Across the upper floor landing, a double bedroom and a good sized single share the House Bathroom. The rear garden offers space for dining looking towards a pleasing tree lined rear aspect.

ACCESS Allocated parking is opposite the property within the cul de sac where 3 Chapel Grove sits back behind a lawned and gravelled frontage with a paved pathway to the entrance door.

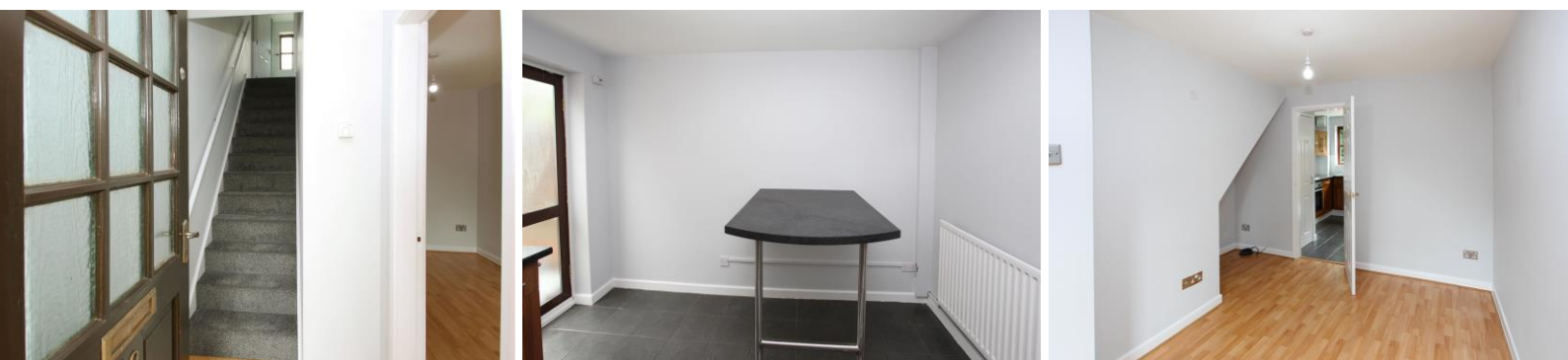
Overview

- A Well Appointed Two Bedroom Mid Terrace Property with Parking
- Recently Enhanced
- Accommodation over Two Floors
- Creating a Light and Bright Finish
- Newly Laid with Carpet as well as High Quality Vinyl Flooring
- Inviting Lounge and Dining Kitchen
- A Double and Good Sized Single Bedroom along with a Family Bathroom
- Double Glazing and Gas Centrally Heated
- NO UPWARD CHAIN
-

ACCOMMODATION A tiled overhang porch with lighting alongside and a timber glazed door opens into **ENTRANCE HALL** Featuring high quality wood effect vinyl flooring extending into the lounge, a staircase to the first floor, ceiling lighting, a radiator and a door opening into the **LOUNGE** - With glazing overlooking the frontal aspect, ceiling lighting, a radiator and a spacious open area beneath the staircase as well as a door opening into the attractively appointed **DINING KITCHEN** With any array of modern eye level and base cupboards topped with marble effect work surfaces incorporating a four ring gas hob with extractor over incorporating lighting, a one and a half bowl stainless steel sink and drainer, a single electric oven, wall tiling along with space and plumbing for a washing machine and fridge. There's also ceiling lighting, an extractor fan, a wall mounted gas central heating boiler, a good sized dining counter top and a door opening into the rear garden.

A newly carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** - With ceiling lighting and also laid with cosy new carpet. **BEDROOM ONE** With glazing overlooking the frontal aspect and laid with new wood effect high quality vinyl flooring. There's also a TV aerial point, ceiling lighting, radiator and a built in wardrobe as well as a shelved cupboard housing the hot water cylinder. **BEDROOM TWO** A further good sized room with glazing overlooking the rear aspect, ceiling light point, radiator and laid with new cosy carpet. **BATHROOM** Having a rear aspect privacy window, tiled effect vinyl flooring, radiator, ceiling light point an extractor fan and an attractive white suite comprising of a panelled bath with mixer tap and hand held attachment along with a wall mounted Triton electric shower, pedestal hand wash basin with mixer tap and a W.C.

REAR GARDEN A paved patio overlooks a pleasing tree lined aspect with a paved pathway laid between areas of lawn and a fence panelled perimeter. **TELFORD & WREKIN COUNCIL TAX BAND: A EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF2 7AE**







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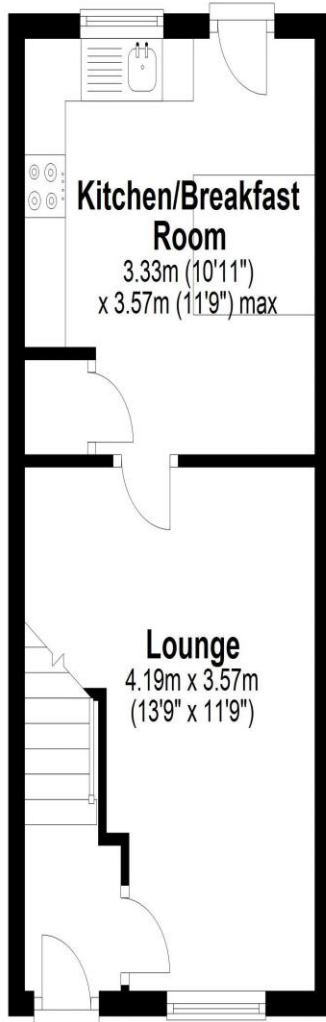
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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. F710

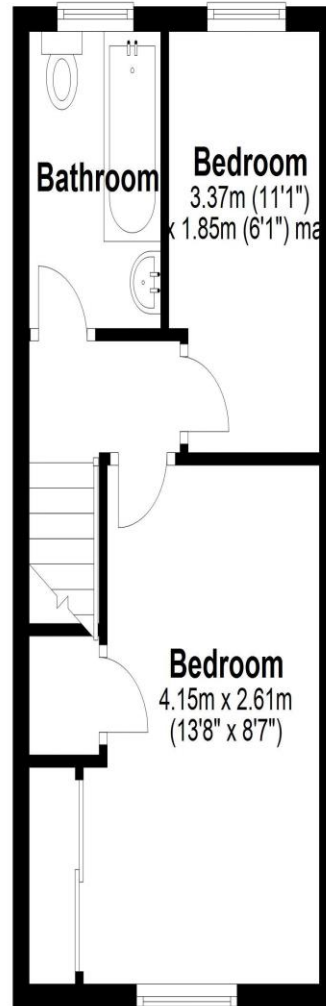
Ground Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



Total area: approx. 54.6 sq. metres (587.5 sq. feet)

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