

## 4 St James Crescent Telford TF3 1BL

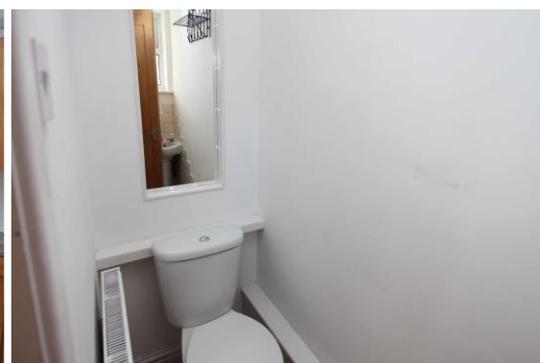
A Wonderfully Spacious Three Bedroom Detached Home with the benefit of NO UPWARD CHAIN Occupying a Generous Sized Plot in a select Cul de Sac within Stirchley, a desirable residential area in Telford with an excellent choice of schools nearby and Telford Town Centre only ten minutes drive away offering a wide range of shopping and recreational facilities including a cinema and Telford town park a great location for families to picnic or enjoy the play areas designed for all age groups. St. James Crescent offers superb accommodation arranged over two floors with the front entrance door opening into an Entrance Hall running into a handy Downstairs Cloakroom along with access into the spacious and inviting Lounge/Dining room with plenty of light beaming in through the lovely deep bay window and French doors framing the rear garden as well as open access through into the Kitchen. A staircase rises to the upper floor presenting two double bedrooms, a single and an attractively appointed Family Bathroom. A pleasant well maintained rear garden offers a great space to enjoy family leisure activities or just sit and relax during the warmer seasons. Stirchley is also well placed for easy access to the M54 and Telford Central Rail station with trains running to Shrewsbury, Birmingham and onwards to London Euston.

**ACCESS** The property sits back behind a lawned and paved front garden with a tarmac driveway giving ample parking fronting the attached garage and a paved gated side access to the rear garden.

## Overview

- A Wonderfully Spacious Three Bedroom Detached Home with a Generous Sized Rear Garden
- Cul de Sac Position Well Placed for Access to Local Schools
- Great Location for Commuter Links together with Shopping and Recreation Facilities in Telford Town Centre
- A Light and bright Open Plan Lounge/Dining Room with Rear Garden Access
- Attractively Appointed Kitchen also with Garden Access
- Downstairs Cloakroom off the Entrance Hall
- Two Double Sized Bedrooms, a good sized Single and a Beautifully Appointed Family Bathroom
- An Attached Garage and Driveway Parking
- Gas Central Heating and Double Glazing Throughout
- NO UPWARD CHAIN -

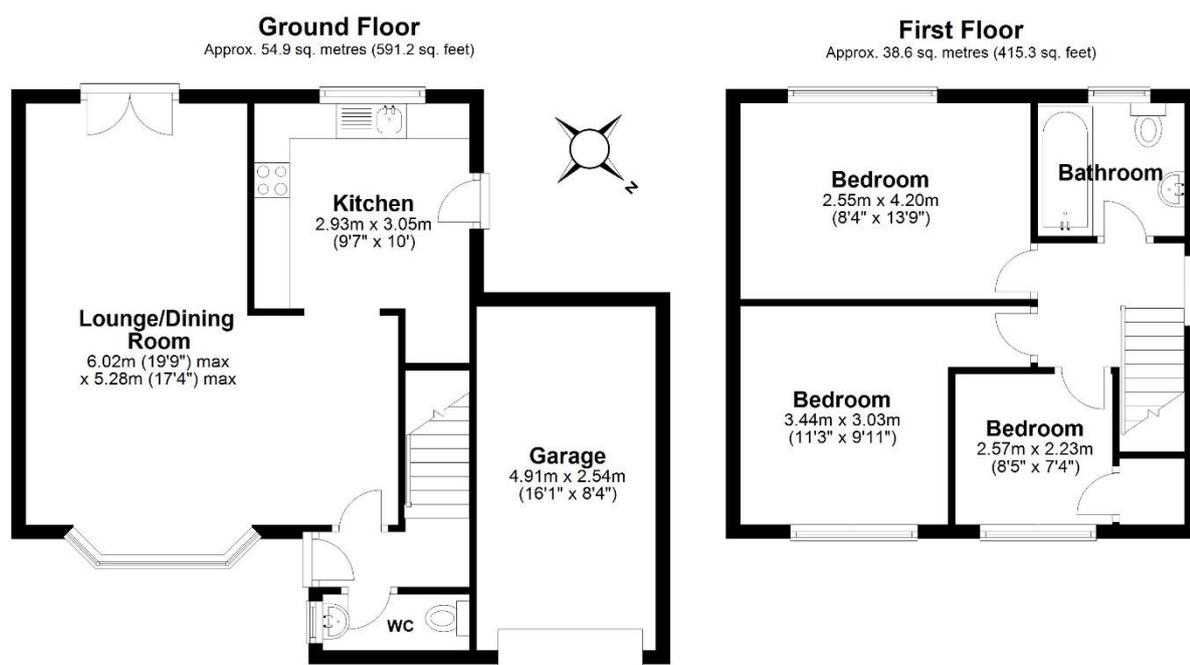
**ACCOMMODATION** An open entrance porch with lighting and a part glazed entrance door gives access into: **ENTRANCE HALL** Having down lighting, radiator ceiling light, a staircase to the first floor, and attractively laid with wood effect flooring continuing through into the lounge and the **DOWNSTAIRS CLOAKROOM** Featuring an inset wall mirror and having ceiling light, radiator, a frontal aspect privacy window and a suite comprising of a pedestal hand wash basin and W.C. **OPEN PLAN LOUNGE/DINING ROOM** Of generous proportions and enjoying a dual aspect with a lovely deep bay window inset with slatted blinds and French doors opening on to the rear garden, downlighting, three radiators, and open access through to the **KITCHEN** Having a window overlooking the rear garden and a part glazed door opening onto the side aspect, tiled flooring, down lighting and further lighting above a wonderful Belfast sink with attractive work surfaces alongside. The kitchen is also well equipped with a range of cupboards having splash back tiling alongside and giving plenty of storage together with an integral double oven and a five ring gas hob with a contemporary extractor over incorporating lighting. There's also space and plumbing for a washing machine, fridge and a free standing fridge/freezer.





A carpeted staircase having a handrail alongside, rises to the **FIRST FLOOR LANDING** Having a loft access hatch, down lighting, carpet and doors to all bedrooms and the family bathroom featuring windows with slatted blinds. **BEDROOM ONE** A good sized double bedroom overlooking the frontal aspect and having carpet, ceiling light and radiator. **BEDROOM TWO** A further double sized room having a rear aspect and carpet, ceiling light and radiator. **BEDROOM THREE** A good sized single bedroom overlooking the frontal aspect and having carpet, ceiling light, radiator and a built in storage cupboard. **FAMILY BATHROOM** Beautifully appointed with fully tiled walls, a wood effect floor, down lighting, heated chrome towel rail and a contemporary vanity unit inset with hand wash basin and mixer tap with cupboards below and alongside, **W.C.** and a panelled bath with a thermostatic shower over and screen.

**REAR GARDEN** This generous sized garden enjoys a paved seating and dining area giving ample space for al fresco dining sitting alongside the well kept substantial lawn overlooking a pleasant tree lined rear aspect, a perfect spot to enjoy family leisure time. A cold water tap is also housed within the patio area. **GARAGE** Having a roller shutter door and housing the gas central heating boiler. **TELFORD & WREKIN COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF3 1BL**



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)

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