



**17 Rothwell Close,
Telford,
TF2 9GB**

OIRO £260,000

An attractive four bedroom townhouse, occupying a desirable corner plot and recently refurbished throughout. The upgrades include new double-glazed windows and doors, as well as a newly fitted contemporary kitchen complete with integrated appliances. The property is offered for sale with no upward chain.

The accommodation comprises an entrance hallway, a spacious lounge, a modern kitchen with integrated appliances, and a convenient downstairs cloakroom.

On the first floor, there is a landing area with an airing cupboard and loft access. The master bedroom benefits from an en-suite bathroom, while Bedroom Two features double built in wardrobes. Bedrooms Three and Four are both generous double rooms, complemented by a stylish family bathroom.

Outside, the property provides driveway parking for two cars and a single garage. The rear garden is low maintenance, featuring a stone covered area and a raised decking area—ideal for outdoor entertaining.

The property is perfectly placed for convenience and travel, with a range of local amenities close by including a medical centre, pharmacy, convenience stores, post office, bank, and a nearby railway station. The Asda superstore at Donnington adds further practicality, while Telford Town Centre is around three miles away and offers an extensive choice of shops, restaurants, and leisure facilities along with Telford Central railway station. For commuters, there are excellent road connections with easy access to the A442, A5, and M54, approximately 2.7 miles away.

ENTRANCE HALLWAY

A composite panelled front door and ceramic flooring.



LOUNGE

16'2" x 11'4" (4.93 x 3.46)

A spacious lounge.



KITCHEN DINER

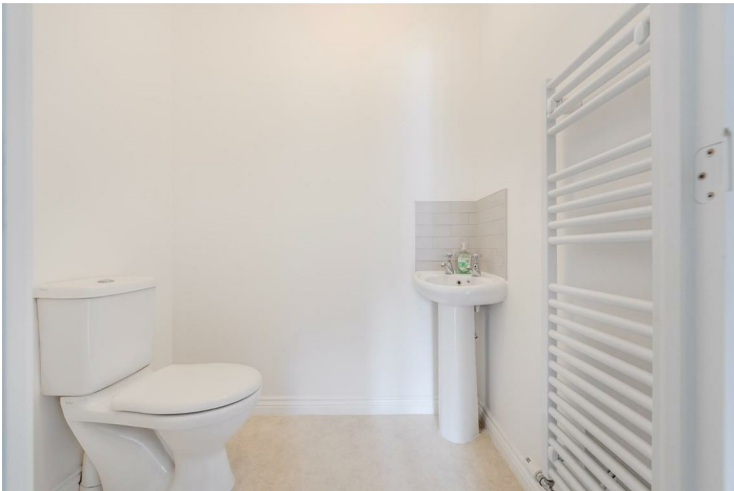
18'2" x 10'8" (5.56 x 3.27)

A newly fitted modern kitchen with a range of base and wall units having worktops over with tiling above. With a composite sink and drainer with a mixer tap. Integrated appliances include a Bosh built in double oven and grill, a microwave , dishwasher and washing machine along with a fridge and freezer



DOWNSTAIRS CLOAKROOM

A corner pedestal wash basin and low level W.C. Tiled flooring and white wall mounted towel radiator.



FIRST FLOOR

The landing area has an airing cupboard and loft hatch access.



MASTER BEDROOM

16'2" x 11'4" (4.93 x 3.46)

Overlooking the front of the property.



EN-SUITE

The bathroom features a corner shower enclosure with an electric shower and glass screen, a pedestal wash basin, and a low-level W.C. It is fully tiled throughout and includes a white wall mounted towel radiator.



BEDROOM TWO

12'2" x 9'7" (3.73 x 2.93)

With a double built in wardrobes.

BEDROOM THREE

12'11" x 8'3" (3.94 x 2.53)

A double bedroom overlooking the rear garden.



BEDROOM FOUR

9'10" x 8'8" (3.01 x 2.65)

A fourth double bedroom.



BATHROOM

With a panelled bath, pedestal wash basin and low level W.C.



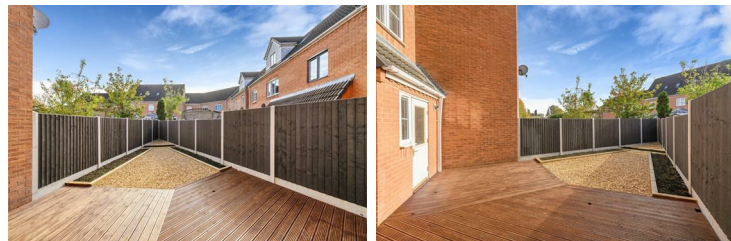
SINGLE GARAGE

18'9" x 8'0" (5.72 x 2.45)

With an integral door in the hallway and an external door which leads to the rear garden.

OUTSIDE

The front of the property features driveway parking and a laid lawn bordered by hedges. To the rear, there is a low maintenance garden with stone landscaping and a raised decking area, along with an outside water tap.



AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by a back boiler which fires the central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band D (currently for the year £2,065.63 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 100mbps

Mobile Signal/Coverage Indoors: EE Limited / O2 Likely / Three Limited / Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely / O2 Likely / Three Likely / Vodafone Likely

PARKING: At the rear of the property.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

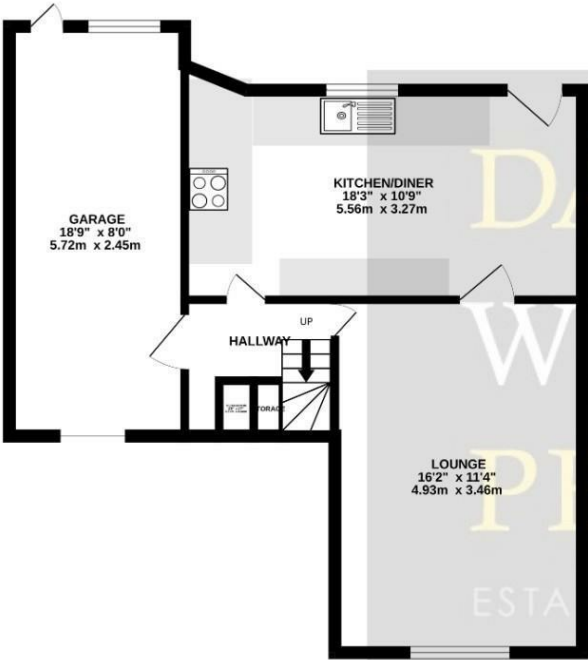
COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

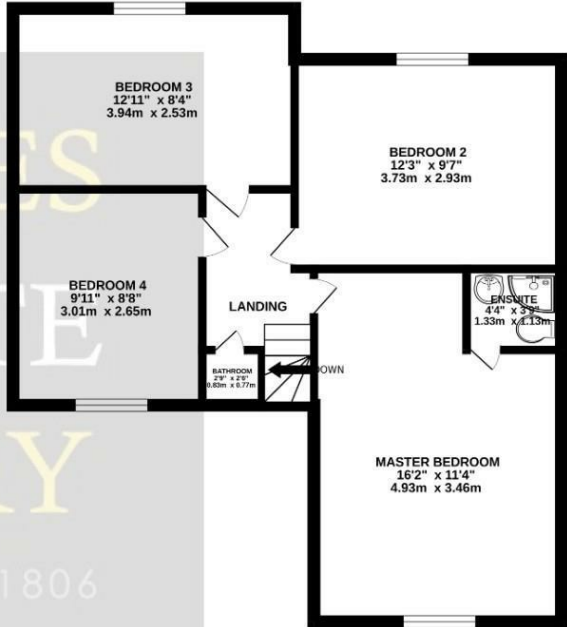
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street, head south and turn right onto Wellington Road. At the roundabout take the third exit onto the A518. At the next roundabout take the second exit continuing on the A518, at the next round about take the second exit on Trench Road, At the roundabout take the first exit. At the round about take the third exit onto Wrekin Drive, continue onto St Georges Road, At the roundabout take the third exit onto Wrockwardine Wood Way B4373. Take Gower Street to West Street in St Georges, At the round about take the third exit onto West Street, turn left onto Rothwell Close.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



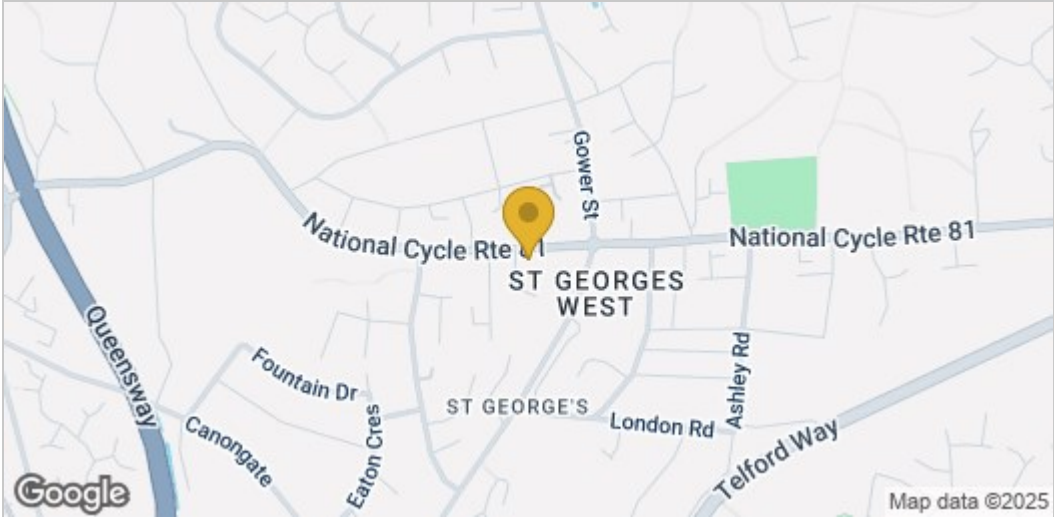
1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.