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Offers Around £279,995

- Extended Detached House
- Six Bedrooms (Two en suites)
- Three Reception Rooms
- 33 Ft Garage
- Breakfast Kitchen
- EPC = C





DB Roberts Telford Branch, 56 Southwater Arcade, Telford Shopping Centre, Telford, Shropshire,
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Property description

An exceptionally spacious, extended detached house situated in the established locality of Madeley on the edge of the Historically important Severn Gorge conservation area, with adaptable accommodation having six bedrooms, three reception, breakfast kitchen, utility, two ensuites, 33ft garage and good sized rear garden.

Accommodation

TILED CANOPY PORCH	
ENTRANCE HALL	
CLOAKROOM	
LOUNGE	4.7m x 3.5m (15'5" x 11'5")
DINING ROOM	3.5m x 2.9m (11'5" x 9'6")
BREAKFAST KITCHEN	4.1m x 2.8m (13'5" x 9'2")
UTILITY	3.1m x 2.5m (10'2" x 8'2")
FAMILY ROOM/STUDY	4.9m x 2.4m (16'0" x 7'10")
LANDING	
BEDROOM ONE	3.6m x 3.2m (11'9" x 10'5")
ENSUITE	
BEDROOM TWO	3.8m x 2.4m (12'5" x 7'10")
ENSUITE	
BEDROOM THREE	4.6m x 2.7m (15'1" x 8'10")
BEDROOM FOUR	2.8m x 2.4m (9'2" x 7'10")
BEDROOM FIVE	2.9m x 1.8m (9'6" x 5'10")
BEDROOM SIX	2.9m x 1.9m (9'6" x 6'2")
BATHROOM	
TANDEM GARAGE	10.0m x 2.7m (32'9" x 8'10")

NOTE
The property has recently been fitted with energy saving Solar Panels.

SERVICES
The agent understands that the property has mains gas/water/electricity/drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

EPC

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU	England & Wales	EU Directive 2002/91/EC	EU

Floor plan



Tenure:

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.