



3 2 1

Offers Around £130,000

- Well Presented Semi Detached House
- Three Good Size Bedrooms
- Kitchen Diner
- Guest WC
- Garage
- EPC = D





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.



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

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Property description

A three bedroom semi detached house set in a popular location. The property offers generous accommodation which includes; entrance hall, guest wc, kitchen diner, good size living room, three excellent bedrooms, bathroom, gas central heating and double glazing. Externally is a paved front garden with driveway which leads to the side garage which has a large utility room at the rear. There is an enclosed garden to the rear which is laid to lawn with mature plants and bushes.

Accommodation

ENTRANCE HALL

GUEST WC

KITCHEN DINER

5.00 x 2.80 (16'4" x 9'2")

LIVING ROOM

4.70 x 3.80 (15'5" x 12'5")

FIRST FLOOR LANDING

BEDROOM ONE

4.70 x 2.80 (15'5" x 9'2")

BEDROOM TWO

3.60 x 2.80 (11'9" x 9'2")

BEDROOM THREE

3.70 x 1.90 (12'1" x 6'2")

BATHROOM

GARAGE

5.50 x 2.30 (18'0" x 7'6")

UTILITY ROOM

5.30 x 2.10 (17'4" x 6'10")

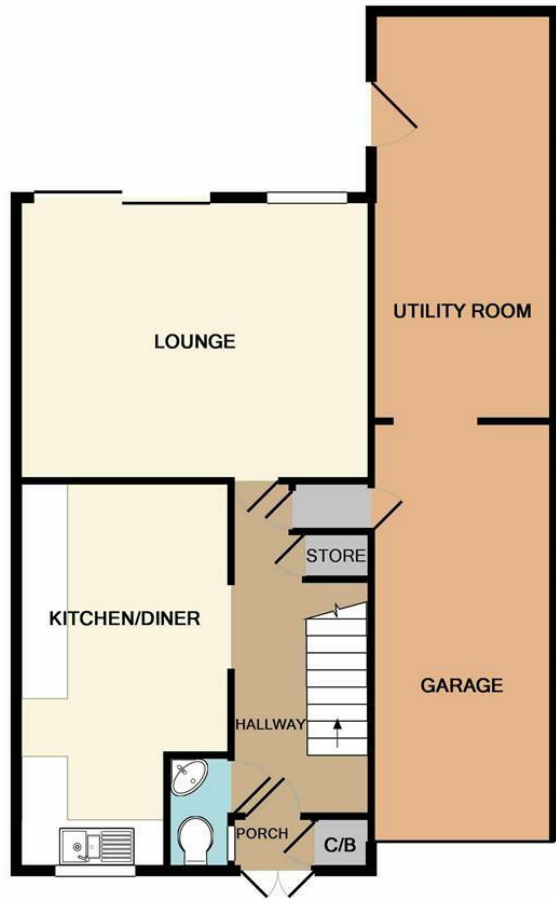
FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/11820355>

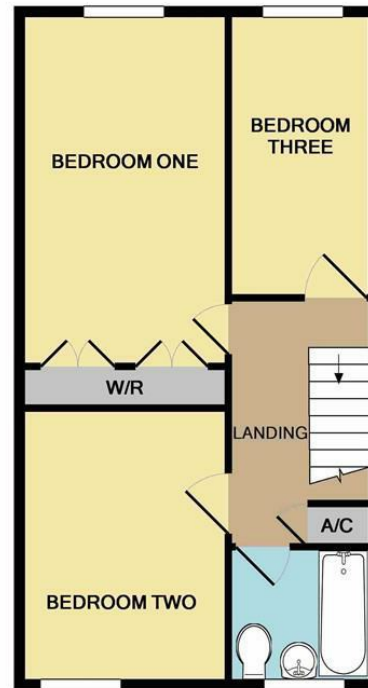
Tenure: Freehold

To view the property plan in amazing 3D go to the Property Search at www.dbroberts.co.uk

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 