



SAMUEL WOOD

6 Macgowan Close, Telford, Shropshire, TF1 2NX
Offers In The Region Of £385,000



6 Macgowan Close

Telford, Shropshire, TFI 2NX



- Beautifully Presented Family Home
- Contemporary Design and Layout
- Spacious Reception Rooms
- Sought After Location
- Gas Central Heating
- Four Generously Sized Bedrooms
- Private Rear Garden
- Stunning Dining Kitchen
- Family Bathroom & En-Suite
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented four bedroom family home on Macgowan Close in Telford. Unique to this estate in it's design, the property offers spacious contemporary living complemented by a private south east facing rear garden with garage and driveway. Positioned in a substantial plot close to excellent local amenities including shops, pubs, restaurants, useful road links and within good school catchment. Viewing is highly recommended by the selling agent.

6 Macgowan Close in Telford boasts a contemporary design, featuring a spacious kitchen/living/dining area flooded with natural light from Velux windows. The ground floor offers a seamless flow between the kitchen and living spaces, creating an ideal hub for family gatherings or entertaining guests. The kitchen is equipped with top-of-the-line AEG built-in appliances, ensuring both functionality and style for culinary enthusiasts. There is also a practical utility space and cloakroom on this floor perfect when entertaining.

Ascending to the first floor, residents are greeted with four generously sized bedrooms, providing ample space for relaxation and privacy. Among these bedrooms, one enjoys the luxury of an en-suite bathroom, offering convenience and comfort. Each room is thoughtfully designed to accommodate various lifestyle needs, whether it's a home office, a guest room, or a serene retreat for restful nights.

Outside, the property features a driveway and garage, providing convenient parking solutions for residents and visitors alike. The private garden offers a tranquil escape, perfect for outdoor leisure activities or enjoying alfresco dining during warmer months. With its blend of modern amenities, spacious interiors, and outdoor retreat, 6 Macgowan Close presents an enticing opportunity for those seeking contemporary living in Telford.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic Mbps, Superfast Mbps & Ultrafast Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

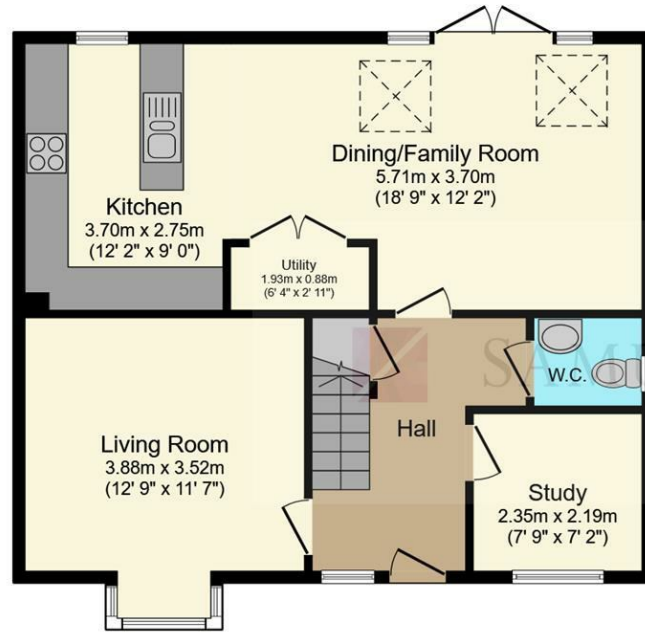
Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

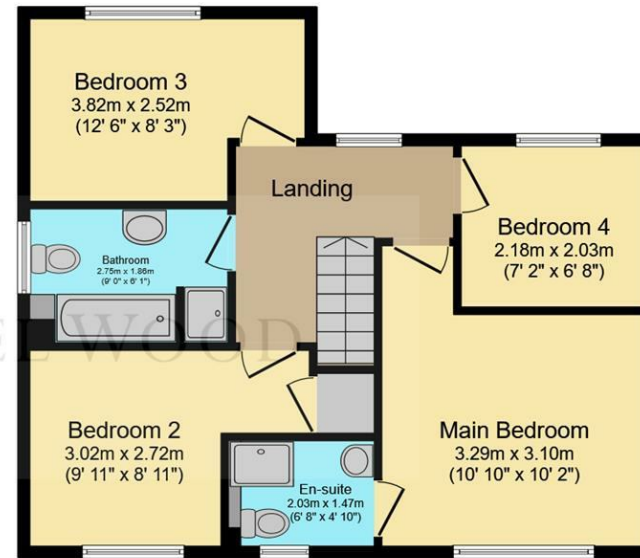
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor
 Floor area 63.5 m² (683 sq.ft.)



First Floor
 Floor area 54.3 m² (584 sq.ft.)

TOTAL: 117.8 m² (1,268 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk