



SAMUEL WOOD

7 Sunnyside Road, Ketley Bank, Telford, Shropshire, TF2 0DS

Offers In The Region Of £195,000







# 7 Sunnyside Road

Ketley Bank, Telford, Shropshire, TF2 0DS



- Beautifully Presented Mid Terrace Property
- Stylish Breakfast Kitchen
- Spacious Bathroom with Roll Top Bath
- Pleasant Location
- Gas Central Heating & Log Bumer
- Open Plan Dining / Living Room
- Two Bedrooms with Potential for Loft Conversion
- Large Driveway for Multiple Cars or Outbuilding
- Close to Town Centre & Amenities
- EPC Rating D

Samuel Wood is pleased to present to the market this beautifully and sympathetically restored Edwardian mid-terrace property occupying a prime position within this traditional neighbourhood. Conveniently located with Telford town centre and extensive amenities within easy driving distance, and benefit of excellent road links to Shrewsbury and West Midlands via the M54. Viewing is recommended by the selling agent.

The ground floor reception rooms feature solid oak floors, traditional ceiling timbers, a standout wood burner, plantation shutters and a combination of cast iron pillar and modern radiators. The kitchen is styled with contemporary fittings, including a limestone tiled floor, plantation shutters, plus high-end Neff and Siemens appliances.

The property boasts a spacious landing, an impressive double bedroom and an attractive second bedroom. The bathroom includes a twin-end traditional style bath and wash hand basin with Heritate taps, a high level WC, plus a walk-in shower enclosure.

A garage and driveway are located on a plot at the end of the row of houses, providing convenient and secure off-street parking for up to four cars.

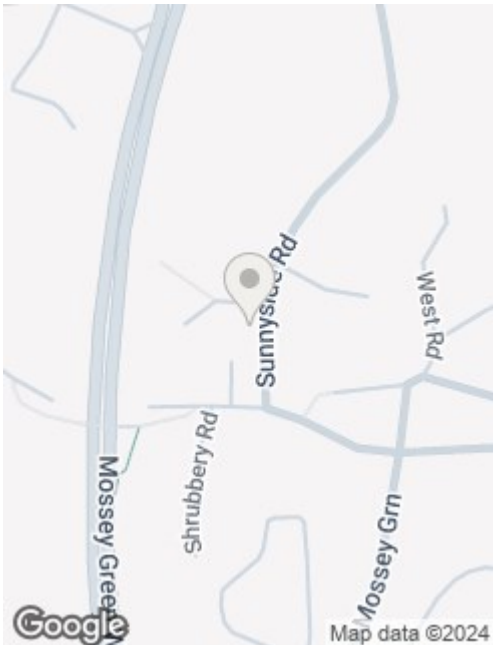
This property offers a blend of character and modern amenities, making it an inviting home in a desirable location.











## Directions

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

Broadband Speed: Basic 8 Mbps, Superfast 50 Mbps & 1000 Ultrafast Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: B

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.











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](http://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  
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