



67 Fellows Close, Little Dawley

Offers in the Region of **£280,000**

This 3 Bedroom Detached property is situated in the popular area of Little Dawley and allows the next owner(s) to really make it their own! Being situated within an excellent sized plot, it is a spacious throughout and benefits from No Upward Chain! It would make an excellent investment property or family home alike. Briefly comprising Entrance Hallway, Kitchen, Ground floor W.C., Lounge, Conservatory, Dining Room, three Bedrooms and modern Shower Room (with large walk-in shower), externally there are gardens to the front and rear, ample driveway parking and a Garage. uPVC windows throughout and Gas C.H.
NO UPWARD CHAIN! Epc Rating D Council Tax band C.

67 Fellows Close Telford Shropshire

Property entered via front door into

Entrance Hallway

Lounge 17' 3" x 10' 9" (5.25m x 3.27m)

Conservatory 11' 7" x 10' 5" (3.53m x 3.17m)

Ground floor W.C. 4' 6" x 3' 6" (1.37m x 1.07m)

Kitchen 9' 1" x 8' 5" (2.77m x 2.56m)

Dining room 14' 2" x 8' 5" (4.31m x 2.56m)

Upstairs to the first floor landing which leads to all Bedrooms Shower Room.

Bedroom 1 10' 9" x 10' 8" (3.27m x 3.25m)

Bedroom 2 10' 9" x 7' 4" (3.27m x 2.23m)

Bedroom 3 7' 9" x 7' 4" (2.36m x 2.23m)

Shower room 6' 3" x 5' 5" (1.90m x 1.65m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front of the property is an beautifully manicured garden being mainly laid to lawn with mature planting and shrubs. Block paved driveway to the side of the property leading to the Garage. Side gate leads around to the rear of the property.

To the rear of the property is an enclosed garden also being mainly to laid lawn with paved areas and greenhouse.

Garage 18' 7" x 8' 5" (5.66m x 2.56m)

Up and over door to the front. Electric power and light.

GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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.
Issue with Stampo 1/2/22

Barker Healey

PROPERTY



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