



26 Dinchope Drive, Hollinswood.

Offers in the region of **£159,995**

This fabulous 2 Bedroom link-detached home situated in a quiet cul-de-sac benefits from driveway parking, a Detached Garage and a lovely enclosed and private garden which may be accessed directly from the Lounge via sliding patio doors. Also offering oodles of storage space, it is the perfect first time purchase or investment opportunity.

Briefly comprising Porch, Entrance Hallway, Kitchen, Lounge, 2 Bedrooms and Bathroom, externally there is a small front garden, a driveway leading to the Garage and a very pleasant low maintenance rear garden. Being within easy reach of Telford Town centre with its shops, eateries and amenities, it is also accessible for all transport links. uPVC D.G. throughout and electric heating. EPC rating TBC. Council tax band B.

26 Dinchope Drive Hollinswood Telford Shropshire

Property entered via
front door under storm porch into

Porch 3' 11" x 3' 0" (1.19m x 0.91m) (plus store cupboard)

Entrance Hallway 4' 0" x 3' 1" (1.22m x 0.94m) (plus coat cupboard)

Kitchen 10' 0" x 6' 0" (3.05m x 1.83m)

Lounge 16' 1" x 10' 0" (4.90m x 3.05m) (max under stairs)

Upstairs to
first floor landing which leads to both Bedrooms and Bathroom.

Bedroom 1 12' 1" x 8' 1" (3.68m x 2.46m) (plus airing cupboard)

Bedroom 2 7' 10" x 7' 10" (2.39m x 2.39m)

Bathroom 8' 1" x 4' 10" (2.46m x 1.47m)

Outside

To the front is a low maintenance gravelled garden with paved pathway and two steps down to the front door. A tarmac driveway lies to the side and leads to the Detached Garage. Wooden pedestrian gate to the rear garden. To the rear is an enclosed, private and low maintenance garden with covered seating area closest to the house. A paved patio is situated nearest to the property with paved pathways leading up the garden to an ornamental gravelled area. Two lawned sections also exist with one being artificial grass.

Detached Garage 17' 0" x 8' 11" (5.18m x 2.72m)
Up and over door to the front. Electric lighting & power. Window to the side.

GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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PROPERTY



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