



6 Selkirk Drive, Sutton Hill, Telford.

Offers in the region of **£199,995**

This extremely spacious 3 Bedroom terraced house is situated within a quiet cul-de-sac and has been refurbished throughout to include a new modern Kitchen, new carpets, re-decoration and a recently fitted gas C.H. combi-boiler. Offering such perks as a 19ft Lounge/Diner, good-sized Bedrooms and more storage space than you could ever wish for, it is ready for the next owners to move straight into and enjoy immediately!

Briefly comprising Entrance Porch, hallway, large Lounge/Diner, contemporary Breakfast Kitchen, Rear Lobby, 3 Bedrooms, Store Room (which could be used as a Study) Boiler Cupboard and Family Bathroom, externally there is driveway parking leading to the Garage and a pleasant enclosed garden to the rear. uPVC D.G. & Gas C.H. NO UPWARD CHAIN! Excellent investment opportunity with rental potential of approx. £1,000 pcm. Council tax band A. EPC Rating C.

6 Selkirk Drive Sutton Hill Telford Shropshire

Property entered via part-glazed uPVC door into

Entrance Porch 9' 1" x 2' 10" (2.77m x 0.86m) (plus cupboard)
Door into entrance hallway which provides access to all downstairs rooms and stairs to first floor.

Breakfast Kitchen 12' 1" x 7' 0" (3.68m x 2.13m)

Lounge/Diner 19' 0" x 15' 0" (5.79m x 4.57m) (max)

Rear Lobby 7' 1" x 4' 1" (2.16m x 1.24m)

Stairs rising to the first floor landing which provides access to all Bedrooms, Bathroom, Store Room and Boiler Cupboard.

Bedroom 1 12' 1" x 10' 10" (3.68m x 3.30m) (plus wardrobe)

Bedroom 2 11' 10" x 11' 0" (3.60m x 3.35m) (plus wardrobe)

Bedroom 3 9' 0" x 7' 1" (2.74m x 2.16m)

Bedroom 4 4' 0" x 7' 0" (1.22m x 2.13m)

Family Bathroom 8' 0" x 8' 0" (2.44m x 2.44m)

Store Room 7' 0" x 4' 0" (2.13m x 1.22m)

Boiler Cupboard 4' 0" x 2' 1" (1.22m x 0.63m)

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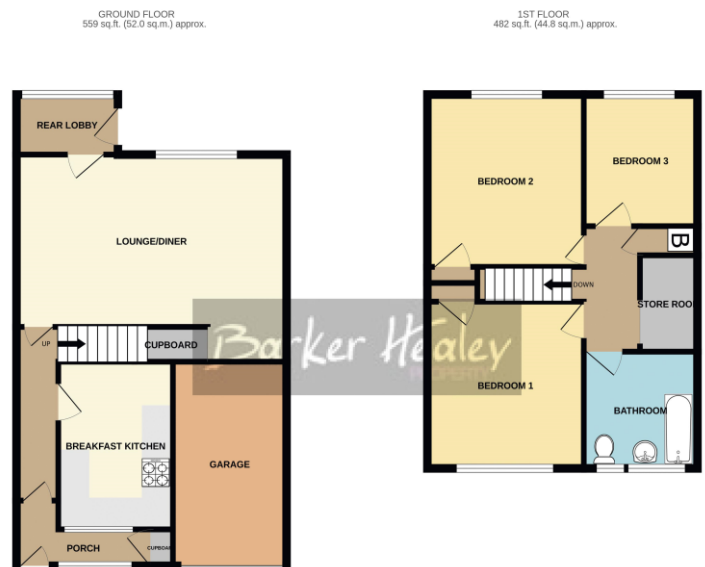
Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Garage 16' 0" x 7' 10" (4.87m x 2.39m)
Up and over door to the front. Electric power and lighting.

Externally
To the front of the property is a driveway providing off road parking and leading to the Garage with a pathway to the front door. A lawned garden lies to the side.

To the rear is a good-sized enclosed garden which is mostly laid to lawn with a paved patio closest to the house.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 is to be given regarding their efficiency or life span.
Issue with Reference 12021

Barker Healey

PROPERTY



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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.