



60 Yew Tree Meadow, Hadley Park West. Offers in the region of £350,000

Originally built by Miller Homes in 2015, this executive 4 Bedroom, detached house is well presented and benefits from a 23ft Kitchen/Diner, a south facing garden, good sized Bedrooms and a Garage. The current owners have re-decorated throughout, fitted new Luxury Vinyl Tile flooring and ensured the property is neutral throughout to appeal to any buyer's taste.

Briefly comprising Entrance Hallway, 16ft Lounge (with bay window), Kitchen/Diner, Utility Room, Study/Playroom, Downstairs W.C., 4 double Bedrooms (Master with En-suite) and a Family Bathroom, externally there are gardens to the front and rear and a tandem driveway which leads to the Detached Garage. Being within easy reach of all local amenities, schools and transport links, it is the perfect family home. uPVC D.G. & Gas C.H. throughout. Service charge approx £188 per annum. Council tax band D. EPC B Rated.

60 Yew Tree Meadow Hadley Park West Telford Shropshire

Property entered via
front door under storm porch into

Entrance Hallway
which provides access to all downstairs rooms and stairs to first floor.

Lounge 17' 10" x 12' 0" (5.43m x 3.65m) (max into bay)

Kitchen Diner 23' 6" x 10' 10" (7.16m x 3.30m)

Utility Room 6' 10" x 5' 5" (2.08m x 1.65m)

Study 6' 10" x 6' 9" (2.08m x 2.06m)

Downstairs W.C. 6' 10" x 3' 7" (2.08m x 1.09m)

Upstairs to
first floor landing which leads to all Bedrooms and Family Bathroom. Loft hatch to loft space. Door to airing cupboard.

Master Bedroom 15' 1" x 12' 0" (4.59m x 3.65m)

Master En-suite 6' 10" x 5' 4" (2.08m x 1.62m)

Bedroom 2 12' 5" x 9' 1" (3.78m x 2.77m)

Bedroom 3 10' 8" x 9' 1" (3.25m x 2.77m)

Bedroom 4 10' 4" x 6' 10" (3.15m x 2.08m)

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Family Bathroom 8' 11" x 6' 8" (2.72m x 2.03m)

Detached Garage 20' 0" x 9' 10" (6.09m x 2.99m)
Up and over door to the front. Electric power and lighting.

Outside

To the front is a small garden area consisting of low level hedging to the fore with gravelled areas and a paved pathway to the door. A tandem tarmac driveway to the side of the house leads to the Detached Garage and a pedestrian side gate allows access to and from the rear garden.

The south facing rear garden is mostly laid to lawn with a paved patio area closest to the house. Outside water tap.



Barker Healey

PROPERTY



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