



## ‘Brookfield’, Doseley Road, Dawley.

Offers in the region of **£460,000**

Offering no fewer than 5 versatile reception rooms and 4 double Bedrooms, this spacious detached property also benefits from ample internal storage space, a very large, landscaped, rear garden, driveway parking for several vehicles and a Detached Double Garage. Being immaculately presented, it is tucked away down a private lane (which is shared with just a handful of other residents) and is the perfect family home!

Briefly comprising entrance hallway, Lounge (with bay window), Dining Room, Breakfast Kitchen, Garden Room, Utility Room, 21ft Conservatory, Study/Playroom, Downstairs W.C., 4 double Bedrooms (Master with En-suite) and contemporary family Shower Room, externally there is a double width driveway and well established gardens to the front and rear. Having been well maintained and updated over the years, its convenient location makes it ideal for anyone wishing to be within easy reach of nearby transport links, schools and amenities. Gas C.H. & uPVC D.G. throughout. EPC Rating C. Council Tax Band E.



# 'Brookfield' Doseley Road Dawley Telford Shropshire

## Property entered via

door under storm porch into entrance hallway which leads to downstairs rooms and stairs to first floor. Useful storage cupboard.

**Lounge** 19' 4" x 12' 6" (5.89m x 3.81m) (max into bay)

**Dining Room** 11' 1" x 9' 6" (3.38m x 2.89m)

**Breakfast Kitchen** 14' 2" x 11' 0" (4.31m x 3.35m)

**Garden Room** 7' 7" x 7' 6" (2.31m x 2.28m)

**Conservatory** 21' 2" x 9' 0" (6.45m x 2.74m)

**Utility Room** 7' 6" x 5' 1" (2.28m x 1.55m)

**Study/Playroom** 10' 5" x 7' 6" (3.17m x 2.28m) (max into bay)

**Downstairs W.C.** 4' 10" x 4' 10" (1.47m x 1.47m)

## Upstairs to

galleried first floor landing which leads to all Bedrooms and Shower Room. Door to airing cupboard.

**Master Bedroom** 12' 7" x 12' 1" (3.83m x 3.68m)  
(plus wardrobes)

**Master En-suite** 12' 7" x 5' 8" (3.83m x 1.73m) (max)

**Bedroom 2** 12' 5" x 10' 9" (3.78m x 3.27m) (max)

**Bedroom 3** 12' 7" x 10' 3" (3.83m x 3.12m) (max less wardrobes)

**Bedroom 4** 12' 5" x 10' 9" (3.78m x 3.27m) (max less wardrobes)

**Shower Room** 9' 4" x 5' 5" (2.84m x 1.65m)

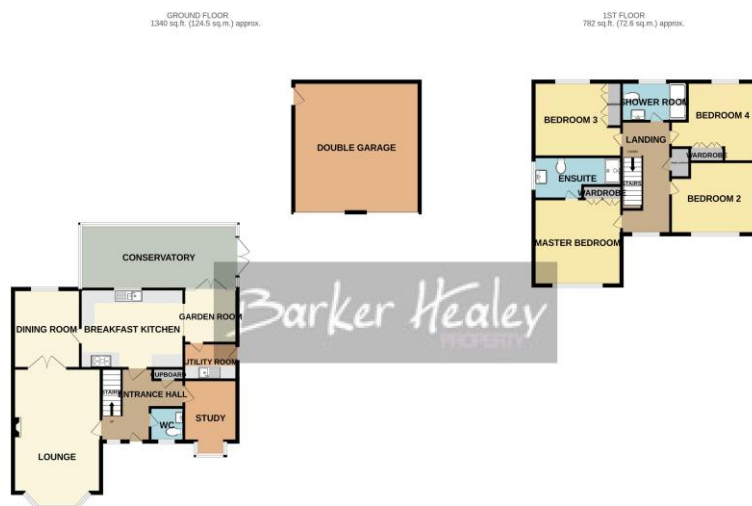
## Outside

To the front is a large block paved driveway allowing parking space for up to 6 vehicles and leading to the Detached Garage. A front garden which is shielded by a well maintained hedge lies to the fore of the house and contains a selection of mature shrubs and plants. A timber pedestrian gate allows access to the rear garden.

The large, fully enclosed rear garden is set over a series of levels and is a garden lover's dream! Containing a wide variety plants, shrubs and trees, it benefits from free-form lawned areas, paved pathways, a wooden decked patio area and two summerhouses - there is even a small stream running at the end of the plot. Wooden storage shed. Outside tap.

**Detached Garage** 18' 3" x 18' 2" (5.56m x 5.53m)

Two up and over doors to the front. Electric power and lighting. Pedestrian door to the rear garden.



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PROPERTY



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