



6 Medlar Close, The Rock - TF3 5EB

£310,000 Freehold

Link-detached 3-bed home in The Rock, near Telford centre. Lounge/diner, kitchen, utility, garage, parking, enclosed garden. Close to schools, shops, transport links.

Council Tax band: C

EPC Rating: C

Tenure: Freehold





Coleman Estates present for sale this link-detached family home, nestled in the established residential area of The Rock, which is just 2 miles away from Telford town centre and Southwater entertainment district.

Everything a family could ever need is within easy reach – such as schools, shops and a wide range of leisure facilities – and the property is well-served by local transport links, such as the M54 and A442 (for fast access to The West Midlands and beyond) and there is a train station at Telford.

The property is set back from the road behind a front lawn and benefits from a garage and driveway parking.

Accommodation is arranged as follows: A spacious, open-plan lounge/dining room, featuring a new media wall with fireplace. French doors from the dining area open onto the rear garden, ideal for outdoor dining and entertaining in the warmer months. The kitchen has a good range of cupboards and drawers in a neutral wood finish and a separate utility room houses the laundry appliances and frees-up kitchen space. An outside door lends convenience and there is a further door into the garage. A handy downstairs shower room with basin and WC completes the ground floor.

Upstairs, there are two double bedrooms and a single, bedroom one having plenty of fitted storage. The family bathroom comprises a bath with shower over, basin and WC.

To the rear of the property is an enclosed rear garden, made up of a patio and lawn and fringed by mature trees beyond.



GROUND FLOOR:

Lounge

14' 3" x 12' 4" (4.34m x 3.76m)

Dining Room

10' 6" x 7' 10" (3.21m x 2.38m)

Kitchen

10' 6" x 7' 10" (3.21m x 2.38m)

Utility

10' 6" x 8' 2" (3.21m x 2.50m)

Shower Room

FIRST FLOOR:

Bedroom One

13' 0" x 9' 3" (3.95m x 2.81m)

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.81m)

Bedroom Three

9' 1" x 6' 4" (2.78m x 1.94m)

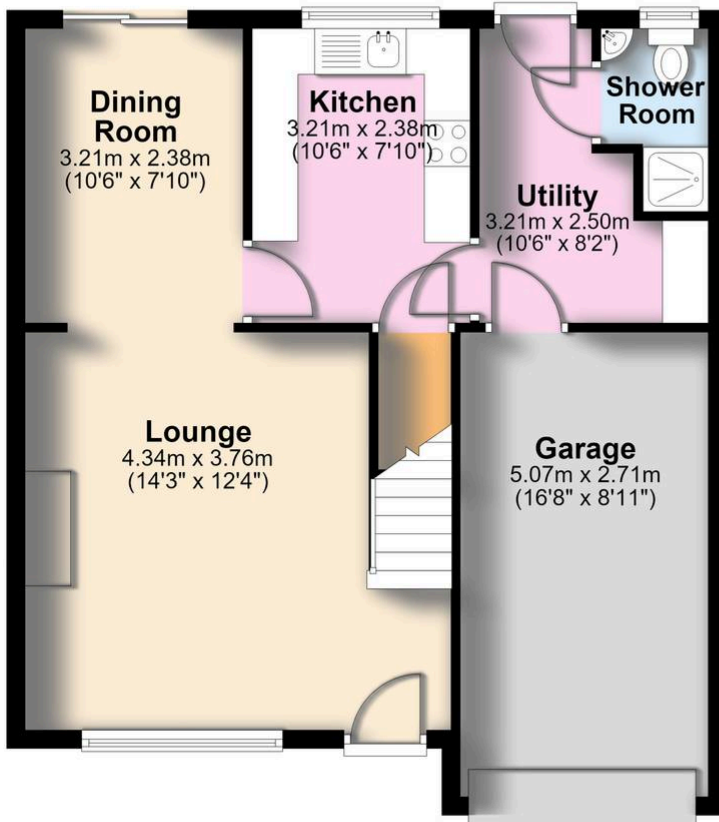
Bathroom

6' 4" x 6' 3" (1.94m x 1.91m)



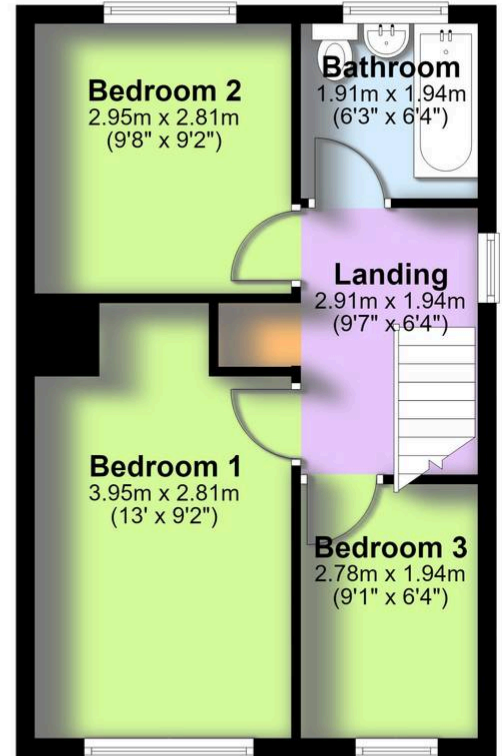
Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 96.8 sq. metres (1042.1 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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