



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

14 Quayside, Prince Street, Madeley, Telford, TF7 4EP

**Offers In The Region
Of £215,000**

To view this property please call us on **01743 236 800** Ref: C7730/WM/lrd

A well presented, three bedroom, terraced family home.

This three bedroom home, arranged over three levels, provides well planned and well proportioned accommodation throughout, briefly comprising: hallway, dining room, kitchen, WC to the ground floor; living room and bedroom 3 to the first floor, and two further bedrooms and family bathroom to the second floor. Driveway, single garage and a neatly kept rear garden. The property also benefits from gas-fired central heating.

The property occupies an enviable position in the popular town of Telford where there are a great range of local amenities including shopping, dining and leisure centres, plus a variety of parks and outdoor spaces. Good local schools and excellent transport links.



FLOOR PLANS



INSIDE THE PROPERTY

HALLWAY

DINING ROOM

12'4" x 10'2" (3.75m x 3.10m)

Window to the front

KITCHEN

12'7" x 6'10" (3.83m x 2.09m)

Window to the rear

Fitted with a range of matching wall and base units

WC

Wash hand basin and low flush wc

From the hallway, STAIRCASE rises to FIRST FLOOR LANDING

LIVING ROOM

16'8" x 13'9" (5.07m x 4.19m)

Picture window to the front

Feature fireplace

Under-stairs storage cupboard

BEDROOM 3

8'3" x 7'4" (2.51m x 2.23m)

Window to the rear

From the first floor landing, STAIRCASE rises to SECOND FLOOR LANDING

BEDROOM 2

9'4" x 13'9" (2.84m x 4.19m)

Window to the front

BEDROOM 1

8'8" x 13'9" (2.65m x 4.19m)

Window to the rear

Fitted wardrobes with sliding doors

FAMILY BATHROOM

Panelled bath

Wash hand basin and low flush wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door

The property has one off-street parking space and a SINGLE GARAGE. From the GARAGE, there is access to the rear.

To the rear, there is a neatly kept GARDEN with a decking area perfect for entertaining and a large gravelled area, enclosed on all sides by wooden fencing.



HOW TO FIND THIS PROPERTY

Proceeding from Shrewsbury, take the A5 towards Telford. Continue along the M54 and take exit towards Telford Town Centre and Mecure Telford Centre Hotel. Take the first exit at the roundabout and continue along Rampart Way. Take the fourth exit along the A442. Continue along this road for some distance, before taking the exit leading to DeterTech UK. Take the fourth exit at Halesfield Roundabout. Continue over Cuckoo Oak roundabout. Turn right onto Prince Street and then next right where the property will be found after some distance on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

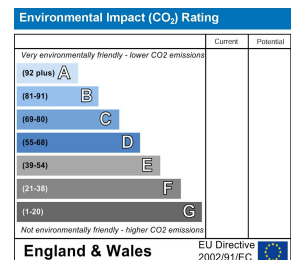
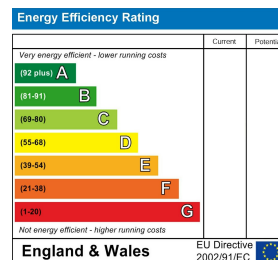
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Telford & Wrekin Council
Darby House, Lawn Central, Telford Town Centre TF3 4JA
Tel: 01952 380 000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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