



12 Chapel Terrace, Wrockwardine Wood, Telford, Shropshire, TF2 7AD

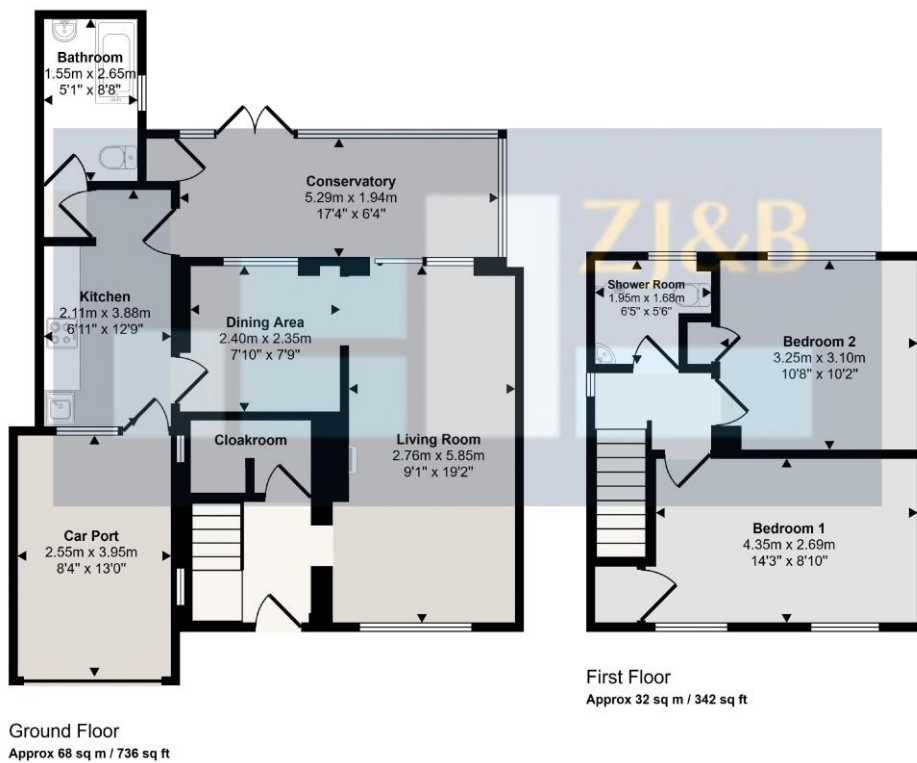
Offers Over £200,000

An attractive, well-proportioned 2-bedroom semi-detached home



This well-presented two-bedroom semi-detached home offers spacious and well-proportioned accommodation throughout. The ground floor comprises an inviting entrance hallway, a lounge leading through to a dining area, a bright garden room, a fitted kitchen, and a family bathroom. The first floor provides two generously sized double bedrooms and a modern shower room. Externally, the property features a driveway providing off-road parking, along with an up-and-over door leading to a covered storage area, ideal for secure motorbike or general storage. The attractive front garden has a variety of shrubs and plants, while the rear garden offers a pleasant outdoor space with a patio area and lawn, perfect for relaxing or entertaining.

Approx Gross Internal Area
100 sq m / 1078 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

12 Chapel Terrace Wrockwardine Wood TELFORD TF2 7AD	Energy rating D	Valid until: 13 April 2036
		Certificate number: 2111-1618-8338-3878-4535

Property type Semi-detached house

Total floor area 83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

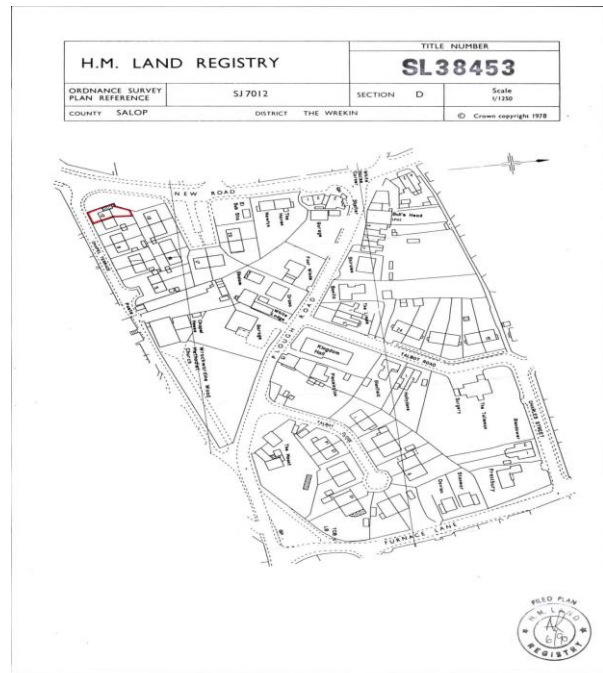
Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/2111-1618-8338-3878-4535>

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Council Tax Band A

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage