



## 9 Boulton Grange, Telford, TF3 2LA

**£93,100**

Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to view this lovely flat in Boulton Grange, where modern living meets convenience.

### **Hallway**

The hallway gives access to all ground floor living space, with stairs leading to the first floor and a large under-stairs storage space.

### **Kitchen Diner**

Extending the length of the property, the kitchen diner is a spacious room fitted with grey and white modern units and worksurfaces. Featuring a sunken corner sink drainer, a four-ring gas hob, integrated oven and plumbing for appliances such as a dishwasher, washing machine or tumble dryer. With added benefits of two good-sized storage cupboards, easily accessible combination boiler, two double-glazed UPVC windows, radiator and two ceiling light fittings.

### **Lounge**

Overlooking the front of the property through a large, double-glazed window, a good-sized living room with carpeted floor, fitted radiator, ceiling light fitting and TV point.

### **Stairs and Landing**

Wide staircase leading to a landing area and all first-floor accommodation.

### **Master Bedroom**

Spacious front double bedroom, large UPVC window, radiator, ceiling light fitting and carpeted flooring.

### **Bedroom Two**

Another big double bedroom with a front-facing UPVC window, radiator, ceiling light fitting and carpeted flooring.

### **Dressing Room/Storage Room**

A useful space, with flexible options, currently serving as a storage/dressing room.

### **Bathroom**

Generous bath and shower room featuring a fitted bathtub and a large, curved shower cubicle with a mains-fed shower unit. Vanity, storage unit with a sunken sink and integrated WC. Added benefits of a chrome, heated towel rail, two small, frosted windows, extractor fan and light fitting.

### **Outside**

Parking is available to the front of the property in a shared carpark.

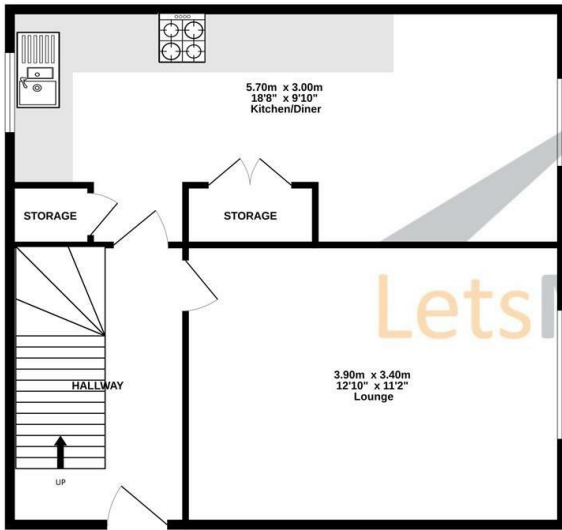
Also included is an external storage cupboard.

### **Agent Notes**

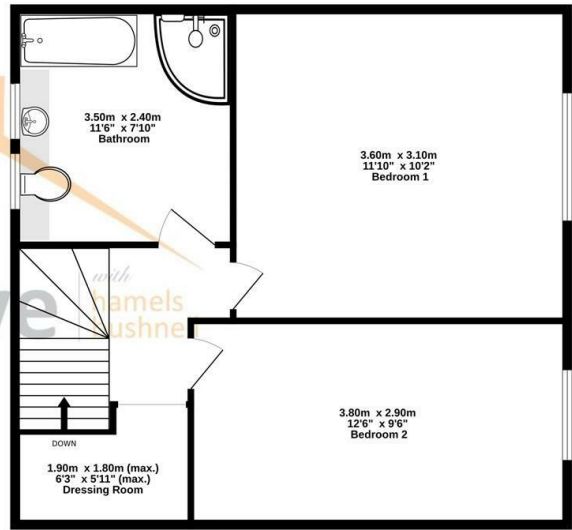
Please note there is currently a tenant in-situ but the property can be available with vacant possession.

# Floor Plan

GROUND FLOOR  
93.7 sq.m. (1009 sq.ft.) approx.

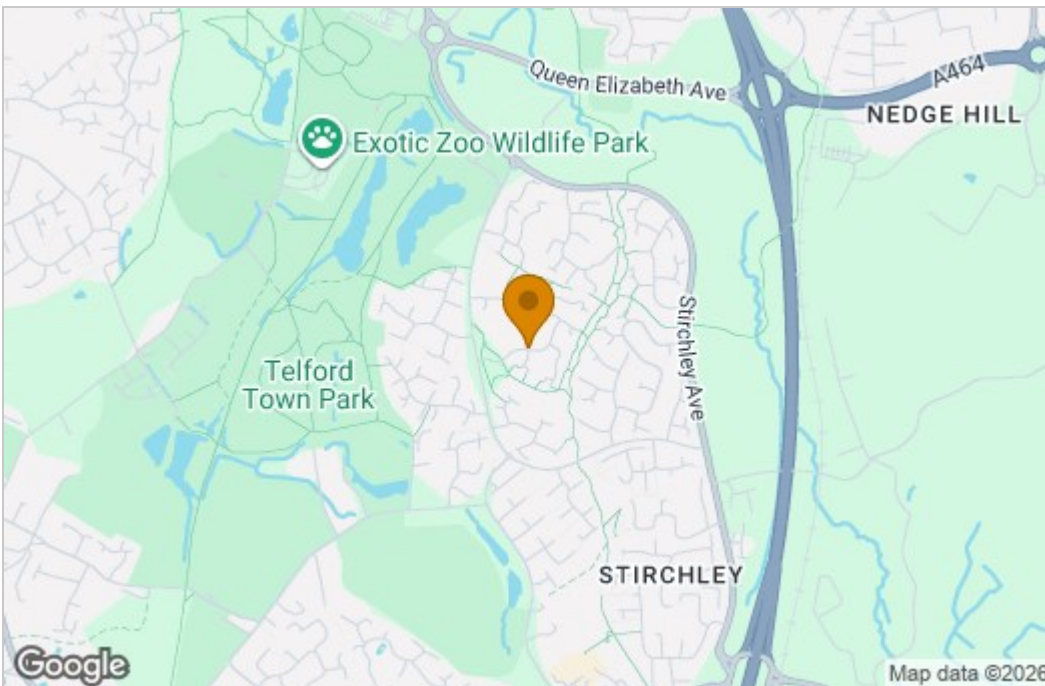


1ST FLOOR  
93.7 sq.m. (1009 sq.ft.) approx.



TOTAL FLOOR AREA: 187.4 sq.m. (2017 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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