



## Elderberry Close The Rock Telford TF3 5EN

Offers in the Region Of  
£350,000

This is a well maintained four bedroom detached house in a cul-de-sac position. Large conservatory with gas underfloor heating fitted new double glazing. Refitted kitchen, bathroom. Good sized bedrooms and plenty of driveway parking. The garage is mainly used as a soundproofed music room ideal if you like to play the drums! The present owners have enjoyed living here for many years which is a recommendation in itself. The property is well positioned for access to the Telford Centre, easy access to a its a good one. EPC D COUNCIL TAX D

- Detached house in cul-de-sac location
- Gorgeous kitchen with island
- Two bathrooms
- EPC
- Four bedrooms
- Large conservatory and new double glazing
- Attractive large garden not overlooked at rear

# Elderberry Close, The Rock, Telford, Shropshire, TF3 5EN

## Entrance Hallway

**Lounge** 13' 5" x 13' 1" (4.09m x 3.98m)

**Kitchen/Dining Room** 10' 10" x 20' 2" (3.30m x 6.14m)

**Utility room** 6' 11" x 3' 9" (2.11m x 1.14m)

## Ground Floor wc

**Music Room** 9' 6" x 7' 8" (2.89m x 2.34m)

**Conservatory** 10' 6" x 15' 3" (3.20m x 4.64m)

**Bedroom** 1 9' 10" x 11' 5" (2.99m x 3.48m)

**Bedroom** 15' 1" x 8' 0" (4.59m x 2.44m)

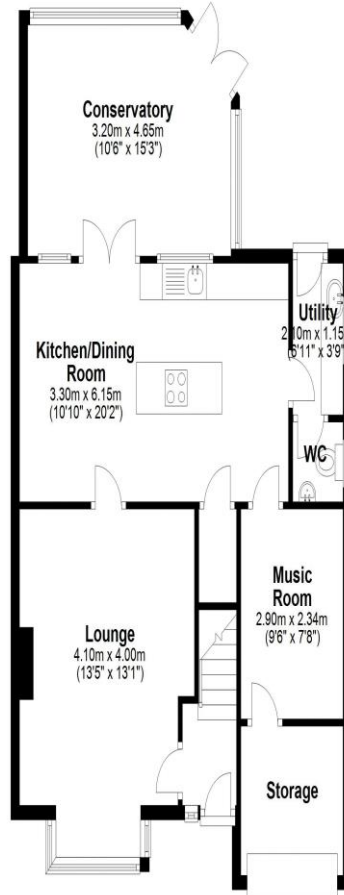
**Bedroom rear** 9' 2" x 7' 7" (2.79m x 2.31m)

**Bedroom rear** 8' 2" x 8' 9" (2.49m x 2.66m)

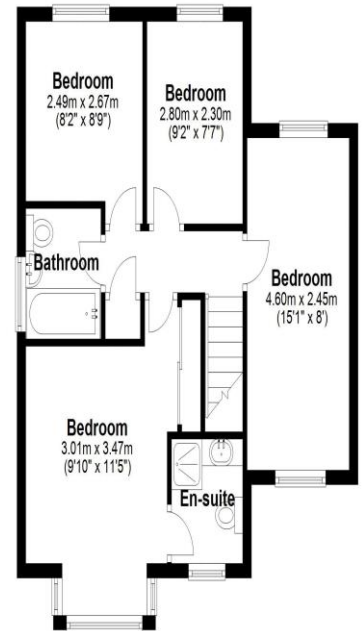
## Family Bathroom

## Gardens

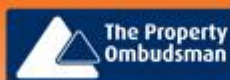
**Ground Floor**  
Approx. 73.9 sq. metres (795.7 sq. feet)



**First Floor**  
Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 124.6 sq. metres (1340.8 sq. feet)



\*Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale\*.

# Energy performance certificate (EPC)

|   |               |  |
|---|---------------|--|
| 23 Elderberry Close<br>The Rock<br>TELFORD<br>TF3 5EN | Energy rating | Valid until: 22 July 2034                    |
|   | <b>D</b>      | Certificate number: 2426-3040-4203-8734-2200 |

Property type: Detached house

Total floor area: 98 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance