



### **37 Bloomsbury Court, Telford, TF2 8DL**

**£350,000**

Occupying an enviable plot on Bloomsbury Court, this beautifully presented, four-bedroom property is waiting to become your next home. Offering spacious living and dining rooms that flow seamlessly throughout the ground floor, a well-kept rear garden and ample off-road parking. This property is being sold chain-free and viewing is essential to truly appreciate all this house has to offer.

## Front Exterior

The front exterior of the property is set back from the road with a large driveway providing parking for multiple vehicles. The house itself is a well-proportioned detached home with red brick and tiled roof, accompanied by a single garage with an electric roller door. A small garden bed with shrubbery adds charm to the entrance area.

## Hallway

The hallway is light and functional, carpeted for comfort and featuring a staircase with wooden banisters leading to the first floor. It provides access to the ground floor living accommodation, with a neutral colour palette that complements the rest of the ground floor.

## Living Room 11'11" x 18'4" (3.62 m x 5.58 m)

This spacious living room is bright and welcoming, featuring a large bay window that floods the room with natural light. The neutral colour scheme and carpeted floor provide a cosy and comfortable atmosphere, complemented by a gas feature fireplace that adds a focal point to the space. Its generous proportions allow for various seating arrangements and it flows smoothly through to the adjoining dining room via double doors, creating an ideal space for both relaxing and entertaining.

## Dining Room 10'3" x 10'4" (3.13 m x 3.16 m)

This dining room provides a pleasant space for meals and gatherings, with carpeted flooring and neutral walls that offer a warm yet versatile backdrop. Natural light streams in from the adjoining conservatory, accessed through a set of sliding, glazed doors, which enhances the airy feel of the room. The layout allows for a good-sized dining table and additional furniture, making it a practical extension of the living space.

## Conservatory 8'7" x 11'6" (2.62 m x 3.50 m)

The conservatory is a bright and airy addition, featuring large windows on three sides that provide views over the garden and create a connection to the outdoors. The space is perfect for relaxing with comfortable seating while enjoying natural light throughout the day. The pitched roof with transparent panels further enhances the light and spacious feel of this versatile room.

## Kitchen 9'9" x 14'4" (2.97 m x 4.36 m)

This kitchen is well-equipped and designed for functionality, featuring a light cream cabinetry complemented by dark countertops which provide ample preparation space. It includes a built-in oven, electric hob, integrated dishwasher and fridge, with a window above the sink offering a pleasant outlook. The tiled floor ensures easy maintenance, and a breakfast bar with seating makes it a convenient spot for casual dining or socialising while cooking. A door leads to the utility room, adding practicality to the layout.

## Utility Room

The utility room offers additional workspace and storage, fitted with cabinetry matching the kitchen and equipped with a sink and plumbing for a washing machine. It provides a practical area for laundry and other household tasks, with a door leading outside for convenient garden access.

## Cloakroom

The ground floor cloakroom is fitted with a WC and a small sink. It is tiled halfway up the walls and has a frosted window for privacy.

## Landing

This first-floor landing is carpeted and bright, connecting the four bedrooms and bathroom, serving as a central hub for the upper floor. There is an airing cupboard and access to the loft.

## Bedroom 1 13'2" x 16'0" (4.01 m x 4.89 m)

The master bedroom is generously sized with neutral décor and carpeted flooring. It features a large window that fills the room with natural light and built-in wardrobes providing ample storage. The ensuite bathroom offers privacy and convenience with a shower, completing a comfortable and restful retreat.

## Bedroom 2 8'4" x 13'8" (2.54 m x 4.17 m)

This bedroom is a well-proportioned space with a window overlooking the rear garden. It has carpeted flooring and neutral walls, offering flexibility for use as a double bedroom or guest room.

## Bedroom 3 9'9" x 10'4" (2.97 m x 3.15 m)

This bedroom is cosy and carpeted, with a window facing the front of the property. Featuring a built-in wardrobe/storage cupboard for added convenience.

## Bedroom 4 8'4" x 7'6" (2.53 m x 2.29 m)

A compact bedroom featuring carpeted flooring and a window, suitable as a single bedroom or study space.

## Bathroom

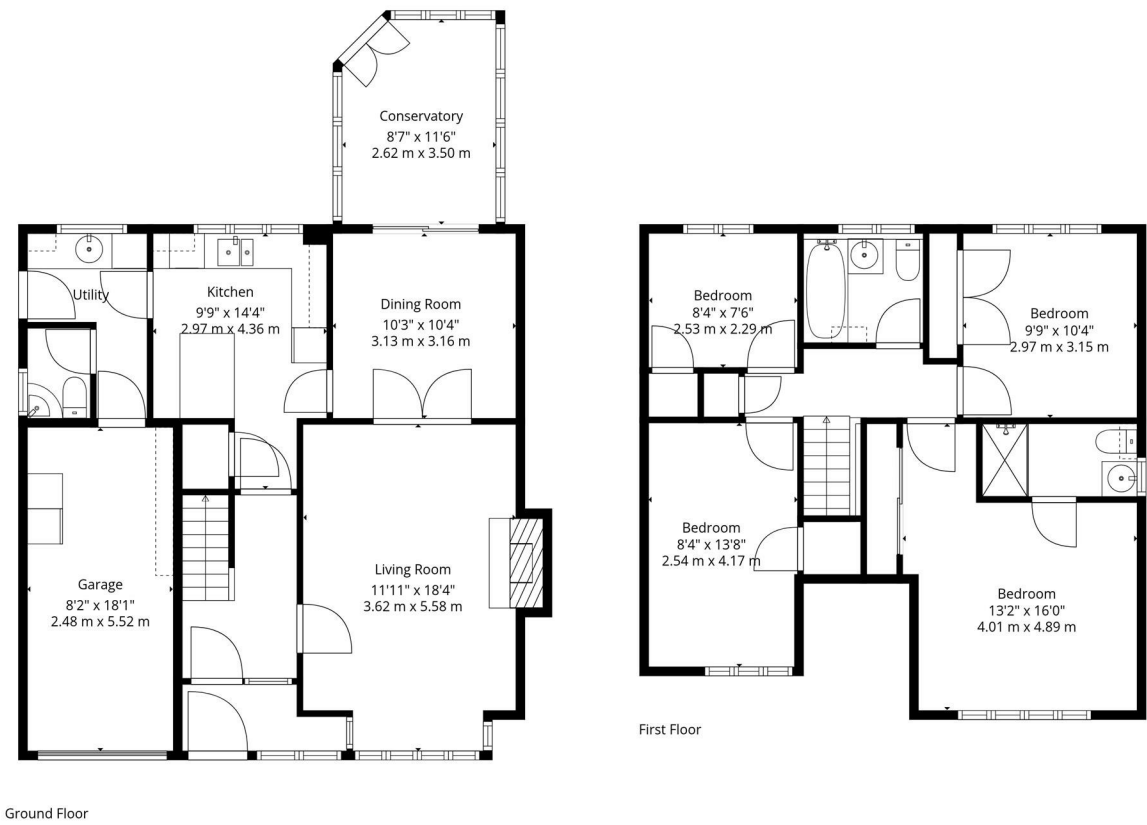
The family bathroom features a fitted bath with shower overhead, a pedestal sink and WC. The room is bright with a window allowing natural light, decorative tiling to the splash areas and a heated towel rail.

## Rear Garden

The rear garden is well-maintained and private, featuring two paved patio areas ideal for outdoor seating and dining. The lawn is bordered by mature shrubs and trees, providing a pleasant outdoor space to relax or entertain. A greenhouse and two garden sheds are also present, adding to the practicality of the garden.



Floor Plan



TOTAL: 1330 sq. ft, 124 m2

GROUND FLOOR: 678 sq. ft, 63 m2, FIRST FLOOR: 652 sq. ft, 61 m2

EXCLUDED AREAS: UNDEFINED: 65 sq. ft, 6 m2, GARAGE: 148 sq. ft, 14 m2, UTILITY: 49 sq. ft, 5 m2, FIREPLACE: 9 sq. ft, 1 m2, LOW CEILING: 7 sq. ft, 1 m2, WALLS: 144 sq. ft, 12 m2

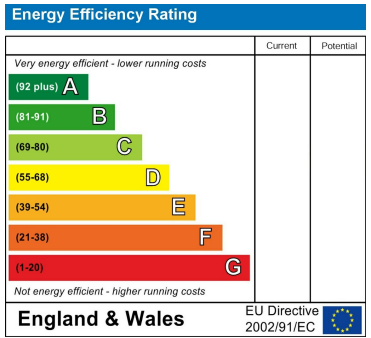


Measurements Deemed Highly Accurate But Not 100%. Now Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



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