



37 Portobello Close, The Rock, Telford, TF3 5DB

3 bedroom detached house — £275,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

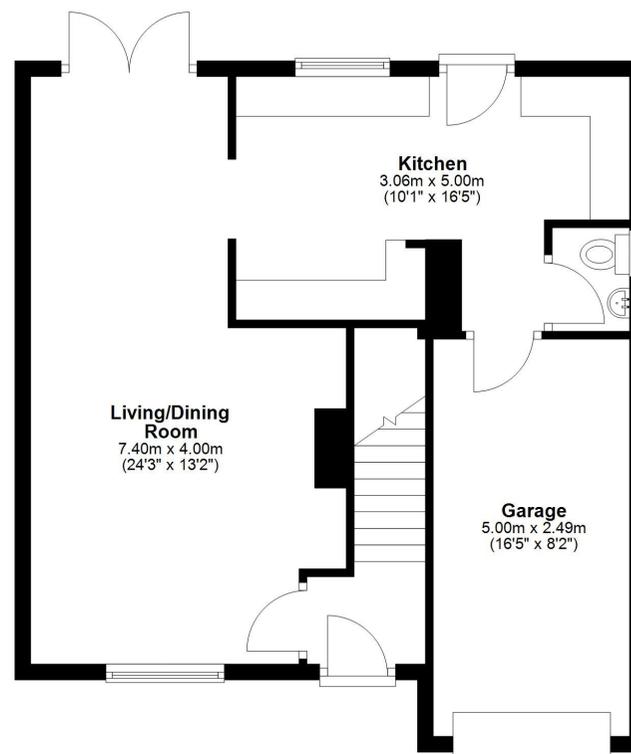
Occupying a lovely position with a pleasant outlook, this detached family house has been significantly improved over recent years, providing thoughtfully designed accommodation throughout, and benefitting from a private landscaped garden, driveway parking and attached garage.

KEY FEATURES

- Entrance hall opening to an impressive open plan living/dining room with a large window to front and glazed double doors to the rear
- Fitted kitchen, extending into a practical utility area, with a range of units and integrated appliances, as well as access to the garden, cloakroom, and garage
- On the first floor are three bedrooms, a well-appointed family bathroom with shower, and an en-suite to bedroom one
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped private rear garden, paved and gravelled for easy maintenance, with a large sun terrace and gated access to side
- Driveway parking for at least two cars and an attached single garage
- This property has undergone significant improvements over recent years, including a new boiler and heating system, electrical re-wire, windows and doors, kitchen and bathrooms, reconfiguring of the layout, decor and flooring, landscaping of the garden, and general maintenance throughout
- Quietly situated within a popular residential area, a short distance from the centre of Telford, as well as green open space, primary and secondary schools, and a range of amenities
- Sold vacant with no upward chain

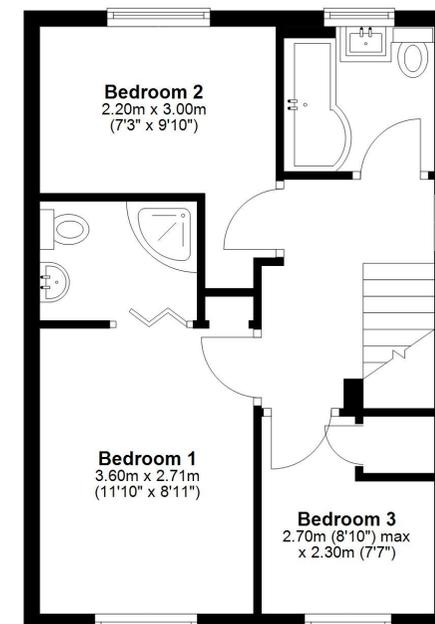
Ground Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 95.5 sq. metres (1028.0 sq. feet)









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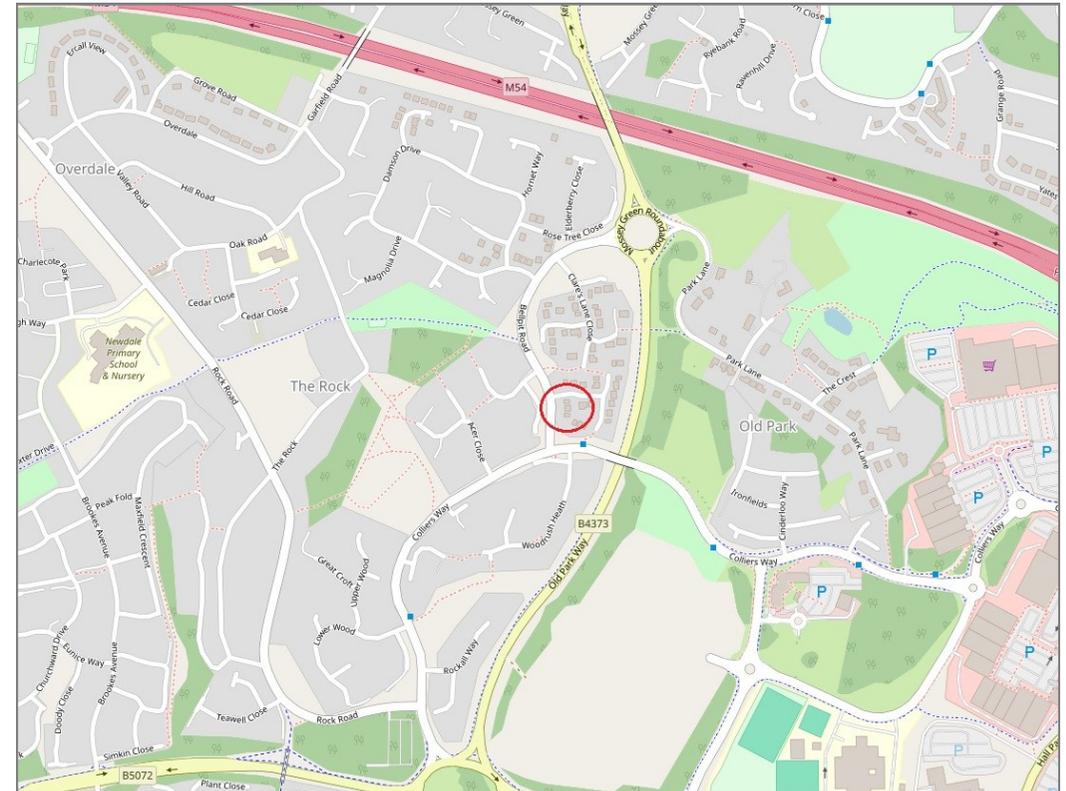
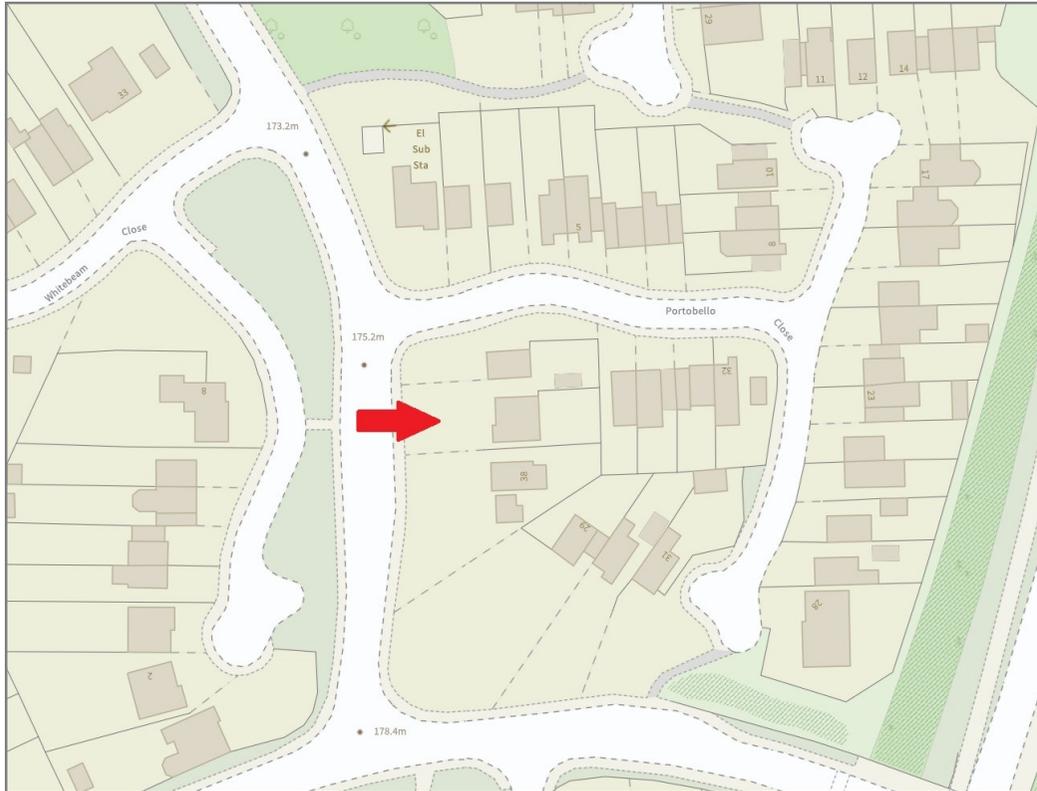
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

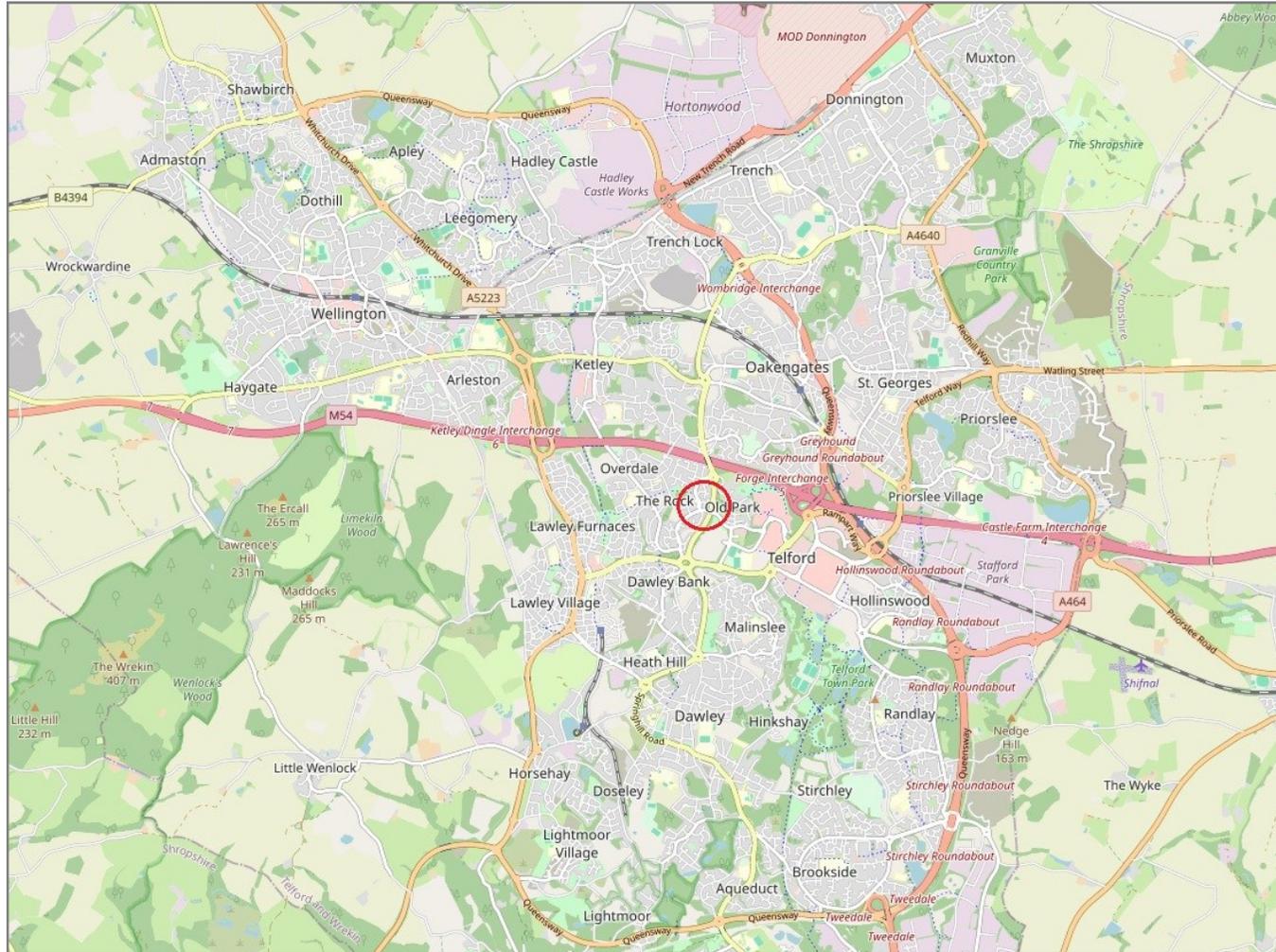
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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