



**Doddington**  
**Telford, TF3 2DH**

Offers in Excess of £180,000

**GGO**  
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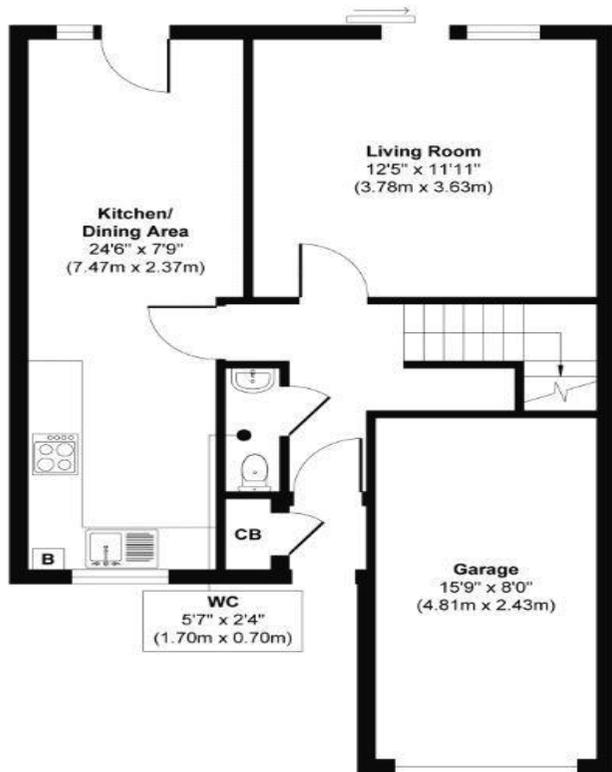
## MAIN FEATURES:

- **Spacious Semi Detached House**
- **Good Size Kitchen/Diner**
- **Lounge with Doors to the Rear Garden**
- **Three Double Bedrooms & Family Bathroom/WC**
- **Off Road Parking**
- **Integral Garage**

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Situated in the popular residential area of Doddington, this spacious semi-detached house offers an ideal blend of comfort, space and convenience, making it perfect for families and professionals alike. The property welcomes you with a bright and inviting lounge featuring doors opening onto the rear garden, creating a seamless flow between indoor and outdoor living. A good-sized kitchen/diner provides an excellent space for family meals and entertaining, with ample room for modern appliances and dining furniture. Upstairs, the home boasts three generous double bedrooms, all well proportioned and filled with natural light, along with a family bathroom/WC. Externally, the property benefits from off-road parking and an integral garage, offering both convenience and secure storage. The rear garden provides a private outdoor space, ideal for relaxing, gardening or social gatherings.

Doddington is a well-regarded area within Telford, offering easy access to local schools, shops and amenities, as well as excellent transport links via the M54 and nearby railway stations. With green spaces, walking routes and a strong sense of community close by, this is a fantastic location for modern living. Early viewing is highly recommended to appreciate all this home has to offer.



**Ground Floor**  
Approximate Floor Area  
572 sq. ft  
(53.17 sq. m)



**First Floor**  
Approximate Floor Area  
502 sq. ft  
(46.68 sq. m)

**Approx. Gross Internal Floor Area 1074 sq. ft / 99.85 sq. m (Including Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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