LetsMove









4 Churchill Road, Telford, TF1 2JB

Offers Over £190,000

NO ONWARD CHAIN. This newly refurbished two-bedroom house on Churchill Road is a fantastic opportunity for anyone looking to settle in a modern, comfortable home in Arleston. Finished to a high standard with tasteful decoration and flooring, this property is ready to move straight in to. With its appealing features and prime location, it is sure to attract interest from prospective buyers.

Front Exterior
The front exterior presents a neat and inviting façade with a generous hardstanding, double gates and a pathway leading to the front door. The lawn is well-kept and bordered by hedges, contributing to the overall pleasant curb appeal.

Entrance Hall
A welcoming entry into the property, with stylish herringbone-effect flooring opening into the ground floor living spaces and stairs to the first floor.

Lounge 13'6" incl. bay x 12'7" (4.11m incl. bay x 3.83m)
This welcoming living room features a spacious bay window that floods the space with natural light, creating a bright and airy atmosphere. The room is generously sized, offering ample space for comfortable seating arrangements and entertaining guests.

Kitchen 17'9" x 8'8" (5.40m x 2.65m)
The brand-new kitchen/dining area is thoughtfully designed, combining practicality with contemporary style. It is fitted with modern units and work surfaces, complemented by a sleek cooker and extractor hood, an integrated fridge within the base units, and a sink drainer. The space benefits from two windows overlooking the front and rear gardens, enhancing the light and open feel.

Rear Hallway
A practical inner hallway giving access to the utility area and WC, as well as giving access to the rear garden and the front.

Utility Room 7'3" x 6'11" (2.20m x 2.10m)
A useful and practical utility room, providing additional space for laundry appliances and household storage. Accessed via the rear hallway, this separate area offers excellent everyday convenience while helping to keep the main kitchen space clutter-free.

WC
A conveniently positioned ground floor cloakroom, fitted with a modern WC and wash hand basin. A frosted window provides natural light while maintaining privacy.

Bedroom One 11'7" x 11'1" (3.52m x 3.37m)



A well-proportioned double bedroom, featuring a large window overlooking the rear garden, which allows plenty of natural light to enter. Finished in neutral décor with carpeted flooring and a built-in wardrobe space, the room offers a comfortable and relaxing atmosphere.

Bedroom Two 11'7" max. x 10'5" max. (3.52m max. x 3.18m max.)
Bedroom Two is a good-sized room that also benefits from a large window overlooking the garden. Its neutral tones and carpeted floor give it a cosy feel, and the built-in storage cupboard for added convenience.

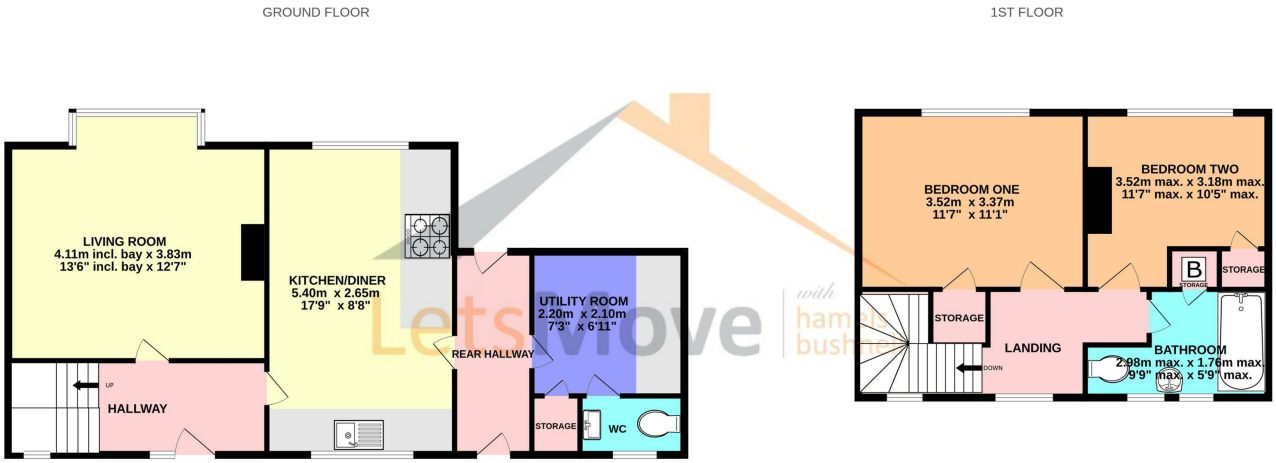
Bathroom 9'9" max. x 5'9" max. (2.98m max. x 1.76m max.)



The generous bathroom is fitted with a modern suite including a fitted bath with an overhead shower attachment, a pedestal basin and a toilet. The light, panelled walls and frosted windows enhance the bright and fresh feel, complemented by stylish wood-effect flooring and a chrome, heated towel rail. Also includes a storage cupboard housing the boiler.

Rear Garden
The South-West facing garden features a generous lawned area, bordered by fencing and established greenery, providing an ideal space for outdoor relaxation, entertaining and family activities.

Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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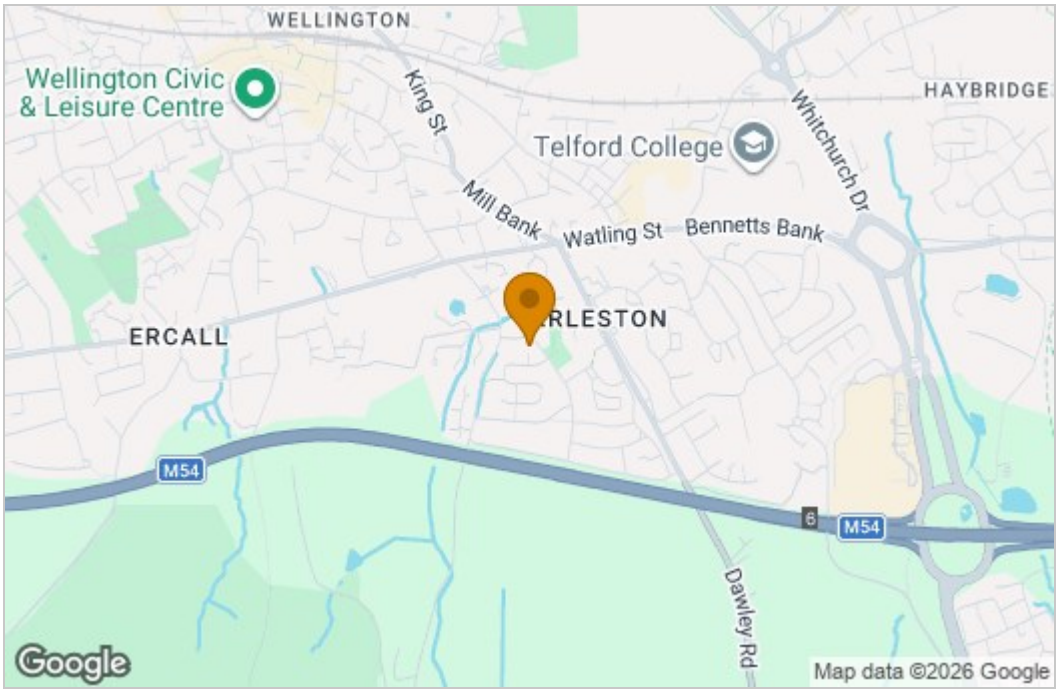
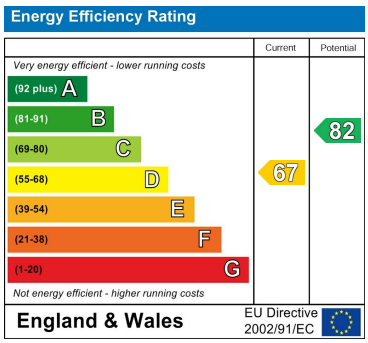
Area Map



Energy Efficiency Graph



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