



## 75 Marlborough Road, Telford, TF1 5LN

**Offers In The Region Of £235,000**

This semi-detached house on Marlborough Road is not just a home; it is a lifestyle choice, offering a comfortable and stylish living environment in a desirable location. With its modern amenities and thoughtful design, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

## Kitchen

The kitchen and dining area form a bright and practical space, with a sleek and modern look. The kitchen is well-equipped with appliances including an oven, hob, and plumbing for a dishwasher and washing machine, with plenty of storage in light grey cabinetry topped with marble-effect worksurfaces. The adjoining dining area makes mealtimes a real family affair, and opening into the conservatory creates a communal and flowing atmosphere.

## Living Room

A welcoming and cosy yet spacious living room at the front of the property, with a beautifully decorated feature wall, wood flooring and a large window. Providing ample space for furnishings and a central hub of the home.

## Conservatory

A great addition to the property offering flexible living options, including use as a home office, dining area or second living room. With views over the garden, it's bright and airy atmosphere create a great blend between indoor and outdoor living.

## Cloakroom

The downstairs cloakroom features stylish, subway-effect tiling, with a white, low-level flush WC, pedestal sink, and a window for natural light.

## Landing

The landing on the first-floor acts as a practical hub connecting the bedrooms and bathroom. Featuring a storage cupboard housing the boiler, and loft access to the boarded loft space.

## Master Bedroom



The master bedroom is a comfortable double room with a large window overlooking the front of the property. It provides both comfort and practicality with built-in wardrobes and cupboard space, as well as benefitting from an en-suite shower room.

## Bedroom Two

Bedroom Two is a bright single room with a window that fills the space with natural light. It features light carpeting and simple décor, creating a versatile space suitable for a child's room or guest room.

## Bedroom Three

This second single bedroom features a cheerful green accent wall with carpeting underfoot and a window that looks out over the garden. It offers a comfortable space, ideal for a child's room or study area.

## Bathroom

A central, family bathroom including a fitted bathtub, low-level flush WC and pedestal basin. A fitted vanity unit, radiator and wood flooring complete the room.

## Front & Rear Exterior



A well-presented entrance to the property, with planted shrubbery and a pathway leading to a gateway to the rear. The rear garden offers a private and enjoyable outdoor space, mostly laid to lawn, edged with gravel borders and a paved path running alongside giving access to the rear parking and garage.

## Garage & Parking

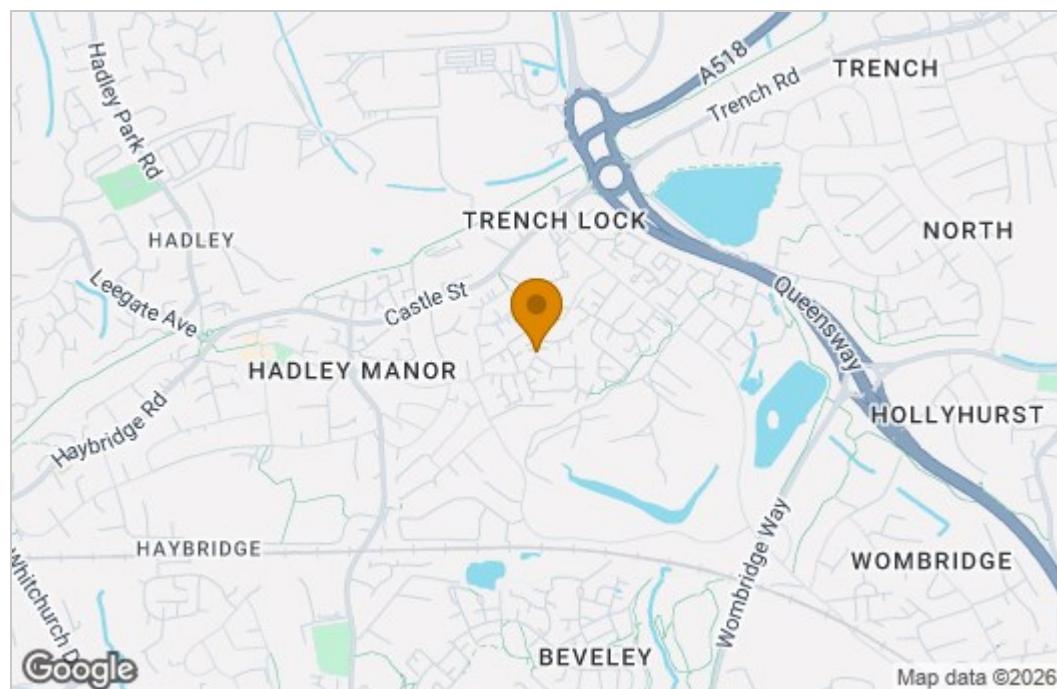
The single, brick-built garage offers extra storage space, with a manual up-and-over door and electricity supply. Added convenience of a side door into the garage makes access a lot easier. There is an allocated parking in front of the garage, and further shared spaces to the front of the property.

## Floor Plan

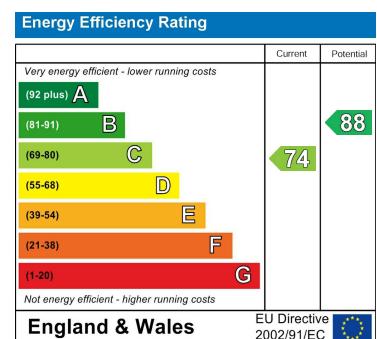


TOTAL: 885 sq. ft, 82 m<sup>2</sup>  
BEDROOM: 11'0" x 10'0" 3.35 x 3.05 m<sup>2</sup>  
BATHROOM: 5'7" x 3'3" 1.70 x 1.00 m<sup>2</sup>  
WC: 2'7" x 1'7" 0.80 x 0.50 m<sup>2</sup>  
INCLUDES: KITCHEN, FURNISHED: 1,000 sq. ft. (100 sq. m), BILLS: 1,117 sq. ft. (103 sq. m)

## Area Map



## Energy Efficiency Graph



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