



## **9 Stainburn Road, Telford, TF4 2FS**

**Price £364,950**

Nestled on Stainburn Road in the charming area of Lawley, Telford, this delightful four-bedroom house offers a perfect blend of style and comfort. The property boasts a contemporary design, with stylish decoration that creates a warm and inviting atmosphere throughout. Don't miss the chance to make this lovely property your own.

### **Entrance Hall**

The entrance hall welcomes you with a stylish patterned wallpaper feature wall and tiled flooring. The staircase leads to the upper floors, and doors open into the living room, dining room, and kitchen, creating a well-connected and inviting arrival space.

### **Living Room**

This elegant living room spans a generous area, featuring plush carpeting and neutral walls adorned with subtle patterned wallpaper. Two large windows and French-style doors flood the space with natural light, creating a warm and inviting atmosphere.

### **Dining Room**

The dining room offers a cosy yet spacious setting with soft carpeting and light walls that complement the natural light pouring in through a large window.

### **Kitchen/Breakfast Room**

The kitchen/breakfast room is thoughtfully designed with tiled flooring and a practical layout. Cream cabinetry with wood-effect accents provides ample storage, while a tiled splashback adds subtle texture. The space comfortably accommodates a dining table, and the window and door allow plenty of daylight and access to the adjacent utility room.

### **Utility Room**

The utility room features tiled flooring and practical workspace, equipped with plumbing for a washing machine and tumble dryer. A door leads directly to the garden, connecting the interior with the outside space.

### **Cloakroom**

The ground floor cloakroom is compact and functional, fitted with a modern white pedestal basin and a close-coupled toilet. Light tile flooring and simple wall decoration keep the space fresh and clean.

### **Landing**

The landing areas on the first and second floors provide access to the bedrooms and bathrooms, featuring neutral carpeting and simple decor that complements the rest of the home.

### **Bedroom Two First Floor**

On the first floor, Bedroom Two offers a comfortable double room with soft carpeting and neutral décor. A window overlooks the outside, filling the room with natural light, and the adjacent dressing area and ensuite bathroom add a touch of luxury and convenience.

### **Ensuite**

The ensuite shower room adjoining Bedroom Two is practical and modern with a large, walk-in shower cubicle, heated towel rail, and neutral tiling. A fitted sink vanity unit and a low-level flush WC. A window provides natural light, enhancing the fresh and airy feel.

### **Bedroom Three First Floor**

Bedroom Three is a well-proportioned room on the first floor, featuring carpeting and neutral walls. A large window allows natural light to fill the room. Currently serving as a study/games room.

### **Bedroom Four First Floor**

Bedroom Four provides a versatile room on the first floor with soft carpeting and light walls. The window overlooks the garden, offering a pleasant outlook and good natural lighting.

### **Bathroom First Floor**

The family bathroom on the first floor features a bath with a shower over, complemented by stylish dark floor tiles and half-tiled walls in white. A white vanity unit with sink and toilet complete the space, which includes a window for natural light and ventilation.

### **Bedroom One Second Floor**

Bedroom One is a spacious and tranquil retreat on the top floor, enjoying both natural light from dormer and skylight windows. The room includes soft carpeting and neutral tones enhancing the restful ambiance.

### **Bathroom Second Floor**

The second-floor bathroom is bright and spacious, fitted with a white bath, pedestal basin, and toilet. Light blue accents on the walls and tiled splashbacks create a calm atmosphere, with skylight windows bringing in plenty of daylight. The added benefit of a large storage cupboard.

### **Rear Garden**

The rear garden is a private and inviting outdoor space with an extensive flagstone patio area ideal for entertaining or relaxing. The neatly maintained lawn and planted borders add greenery and softness to the space, enclosed by brick walls and fencing for privacy.

### **Garage**

The garage is attached to the side of the property, offering secure and convenient parking or storage space. It features a large door and is accessed via the driveway at the front of the house and via the garden.

### **Front Exterior**

The front exterior presents a charming brick-built property with a pitched roof and dormer windows. A small, neatly maintained hedge borders the front garden, and a driveway leads to a detached garage, completing the welcoming and practical entrance.

### **Special note**

In accordance with the estate agents act 1979 please note the sellers are related to a member of LestMove staff.

# Floor Plan

GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



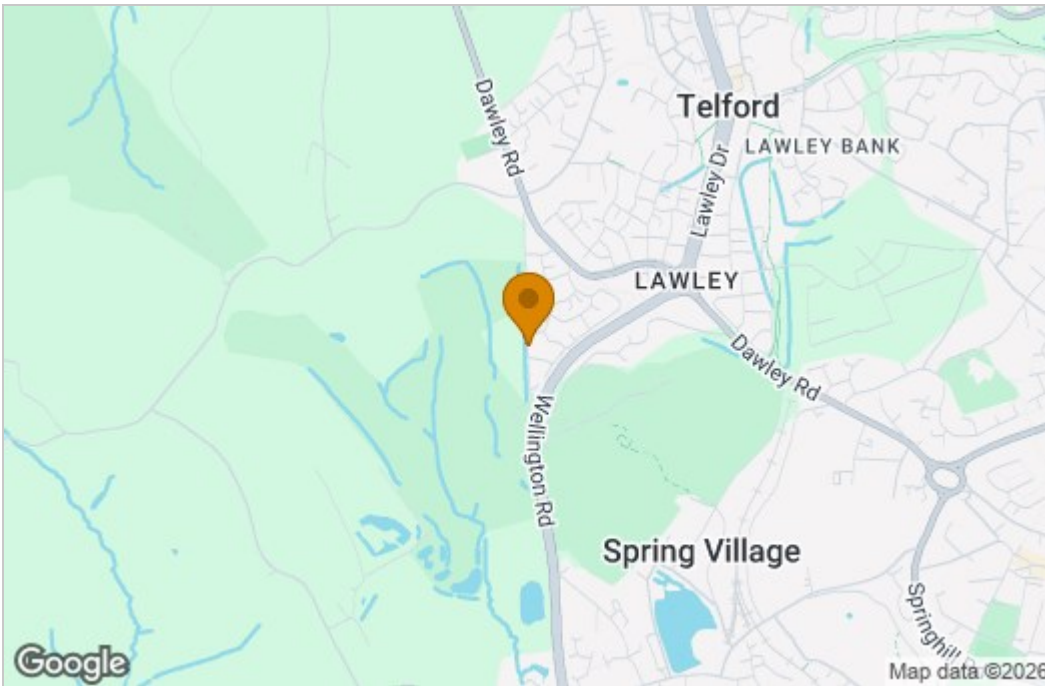
2ND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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