



**65 Summerhill,
Telford,
TF7 4EZ**

OIRO £125,000

The property briefly comprises to the ground floor rear entrance leading to newly fitted kitchen/diner and reception room. To the first floor three bedrooms and bathroom with shower over and separate WC. The property benefits from various storage cupboards. Outside front fenced garden and communal parking to rear.

Built circa 1960s as part of the Telford New Town development to support housing demand from the industrial expansion of the Midlands, these solidly constructed homes were designed with functionality, family living, and generous proportions in mind. The area has matured into a popular residential location benefiting from nearby amenities, schooling, and excellent access to the A442 and M54.

ENTRANCE HALLWAY

With laminate flooring and a floor length storage cupboard.

LOUNGE

14'1" x 11'10" (4.31 x 3.63)

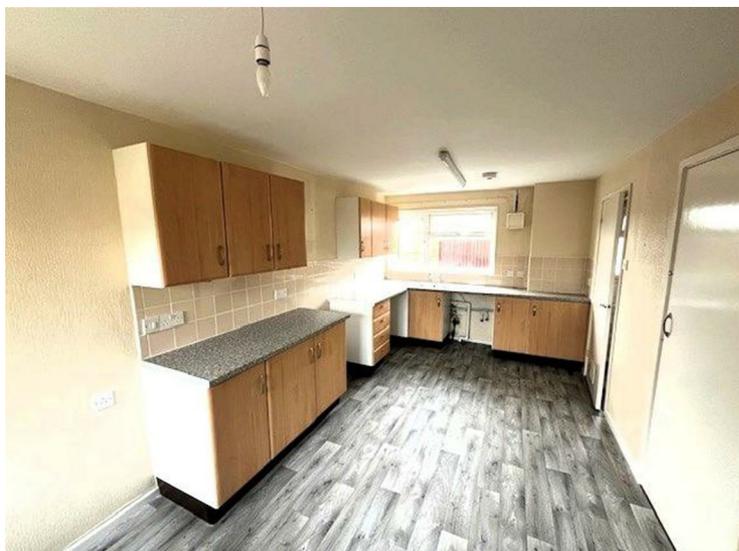
Overlooking the rear garden.



KITCHEN DINER

17'11" x 9'1" (5.47 x 2.78)

A spacious kitchen diner with a range of shaker style base and wall units, recess spaces available for a cooker, washing machine and fridge freezer.



FIRST FLOOR

A hallway with an exterior door opening onto the rear garden and stairs to the first floor.

BEDROOM ONE

11'11" x 9'4" (3.65 x 2.86)

A large double bedroom with a double fitted wardrobe and a further single cupboard.



BEDROOM TWO

11'10" x 6'7" (3.63 x 2.01)

A double bedroom.



BEDROOM THREE

8'9" x 8'9" (2.69 x 2.69)

With a storage cupboard.



BATHROOM

5'9" x 5'8" (1.77 x 1.74)

A panelled bath with a micra electric shower over. A pedestal washbasin and low level W.C



REAR GARDEN

A patio area with a wall leading up a gravelled area and a brick built shed.



AGENTS' NOTES:

EPC RATING: C a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band A (currently £1,385.27 for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1800mbps

Mobile Signal/Coverage Indoors: EE Variable, O2 Limited, Three Variable, Vodafone Variable

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Variable Good

Parking: Communal parking to rear.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

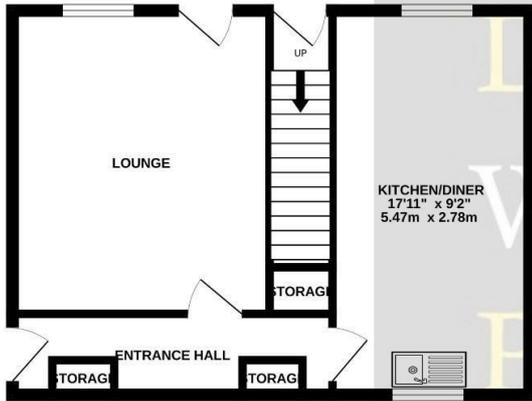
COALFIELD OR MINING AREA: Coal Mining Reporting Area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

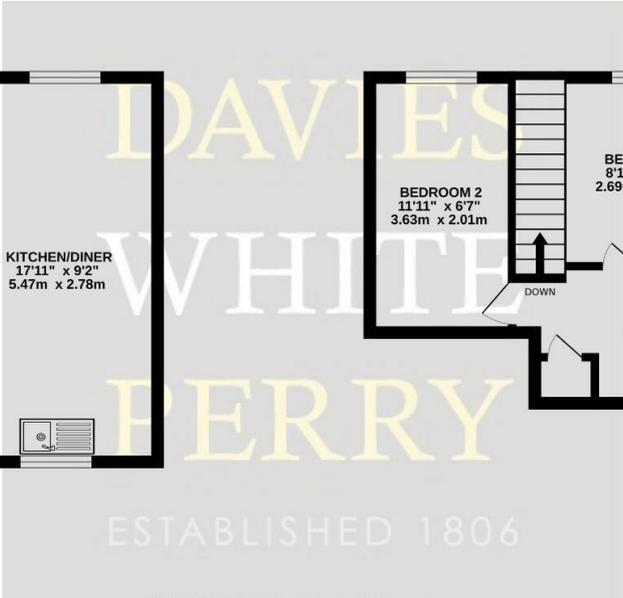
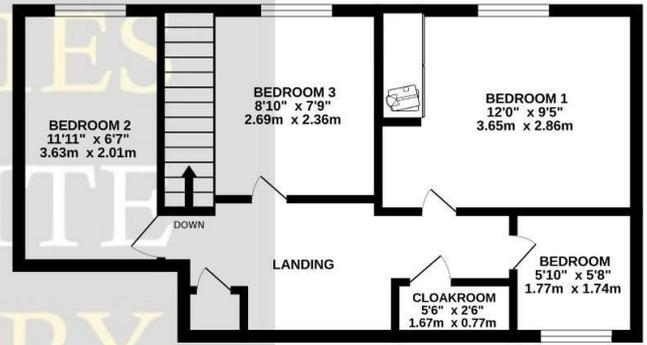
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.