

Connells

Miller Meadow
Leegomery Telford

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Leegomery Telford TF1 6NR

for sale offers over
£325,000







Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious four bedroom detached family home in the popular area of Leegomery in Telford and situated close to popular transport links. Viewings are highly recommended to appreciate the accommodation on offer and is a short distance away from amenities, shops, local schools and excellent access to local road networks to including the M54 motorways. Call Connells today to book your viewing.

Internally the property comprises of an entrance hall leading to a converted garage for a now sitting room and lounge. To the rear is a modern and stylish kitchen diner with an adjoining utility room and ground floor wc. Heading upstairs you will find four generous size bedrooms, en-suite shower room and family bathroom. Outside to the front is ample off road parking and a landscaped rear garden with patio area, decking and artificial lawn.

Approach

Set back from the roadside behind ample off road parking with access to the main accommodation with side gate.

Entrance Hall

Door to front, stairs rising to first floor landing, ceiling light point, central heating radiator, door to sitting room and lounge.

Sitting Room

17' 9" x 8' 6" (5.41m x 2.59m)

Double glazed window to front, electric fireplace, ceiling light point, vertical radiator.

Lounge

15' 3" x 11' 1" (4.65m x 3.38m)

Double glazed window to front, ceiling light point, central heating radiator, door to hallway and kitchen diner.

Kitchen Diner

17' 7" x 10' 9" (5.36m x 3.28m)

Matching wall and base units, one and half stainless steel sink and drainer with mixer tap, integrated double oven, fridge, freezer and dishwasher, four ring gas hob, pantry cupboard, two ceiling light points, central heating radiator, double glazed window to rear, door to lounge and utility, French doors to rear garden.

Utility

Work tops, stainless steel sink and drainer with mixer tap, plumbing point for washing machine, ceiling light point, space for fridge, central heating radiator, doors to rear garden, kitchen diner and ground floor wc.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin, central heating radiator, ceiling light point, double glazed window to side.

First Floor Landing

Loft access, ceiling light point, central heating radiator, cupboard housing water tank, doors to various rooms.

Bedroom One

13' 8" x 11' 1" (4.17m x 3.38m)

Double glazed window to front, central heating radiator, ceiling light point, fitted wardrobe, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, ceiling light point, extractor fan, part tiled walls, heated towel rail, double glazed window to front.

Bedroom Two

13' 10" max x 8' 8" max (4.22m max x 2.64m max)

Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom Three

12' 4" max x 9' 7" max (3.76m max x 2.92m max)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Four

12' 4" max x 8' 7" max (3.76m max x 2.62m max)

Double glazed window to rear, central heating radiator, ceiling light point.

Bathroom

Panelled bath with shower over, low flush wc, wall mounted wash hand basin, shaver point, ceiling light point, extractor fan, part tiled walls, heated towel rail, double glazed window to rear.

Outside Rear

Paved patio area, decking, artificial lawn, timber shed, outside tap, side gate.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks











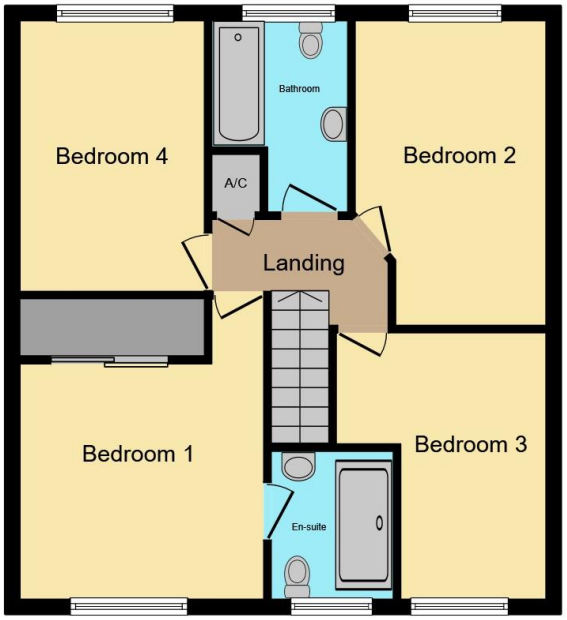








Ground Floor



First Floor

Total floor area 119.2 m² (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335889

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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