



Maxfield Crescent, Newdale, Telford

Offers In Region Of £218,000

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Maxfield Crescent, Newdale, Telford

Lee Cooke Personal Estate Agents presents this modern semi-detached home, situated in a popular modern-build development with remaining builder warranties still available.

The property is approached via ample off-road parking to the front and side, complemented by a pleasant front garden. To the rear, there is a recently built, paved entertainment patio area, perfect for social gatherings.

Internally, the home comprises a welcoming entrance hall, a comfortable lounge with a feature media wall, a guest WC, and a modern kitchen diner. The first floor offers two bedrooms and a fitted family bathroom, providing well-balanced accommodation throughout.

Location & Area

Situated on Maxfield Crescent, Telford, this home enjoys a convenient setting close to a range of local amenities, schools, and green open spaces. Excellent transport links provide easy access to Telford Town Centre, Ironbridge, and the wider Shropshire area, making it ideal for commuters and families alike. The area is well regarded for its modern community feel, nearby parks, and access to shopping, dining, and leisure facilities.





Entrance Hall

Welcoming entrance hall featuring a double-glazed composite door to the front, LVT flooring, central heated radiator, and stairs leading to the first-floor landing. Doors give access to various ground floor rooms.

Family Lounge – 13'0" x 11'7"

A bright and inviting living area with a double-glazed window to the front offering pleasant views. Includes a stylish feature media wall, central heated radiator, and door leading to the inner hallway.

Inner Hallway

Provides access to the ground floor guest WC, kitchen diner, and other internal rooms.





Guest WC

Comprising a modern fitted suite with a low-flush WC, pedestal wash basin, and heated towel rail. Accessed via the inner hall.

Kitchen / Diner – 14'7" x 9'2"

A spacious and modern kitchen diner featuring double-glazed French doors and side windows overlooking the rear garden, allowing ample natural light. Fitted with a range of wall and base units with roll-top work surfaces, integrated gas hob, oven, and extractor. Includes plumbing for an automatic washing machine, a fitted sink unit, LVT flooring, spotlights to ceiling, and a central heated radiator.

Note: A furniture package may be available, subject to offer and confirmation with the current homeowners.

Bedroom One – 11'7" x 11'0"

A comfortable double bedroom with two built-in storage cupboards, a double-glazed window to the front offering pleasant views, and a central heated radiator.

Bedroom Two – 11'1" x 8'3"

Another well-proportioned bedroom with double-glazed window overlooking the rear garden, central heated radiator, and door to landing.

Family Bathroom

Fitted with a modern white suite comprising a panel bath with shower and screen, low-flush WC, pedestal wash basin, heated towel rail, extractor fan, and part-tiled walls. Double-glazed window to the rear.

External

The property benefits from a pleasant frontage with a lawned area and two off-road parking spaces. Gated side access leads to the rear garden, which features a paved patio, lower-level lawned area, panel fencing, and hedged boundaries, offering both privacy and outdoor space for relaxation.

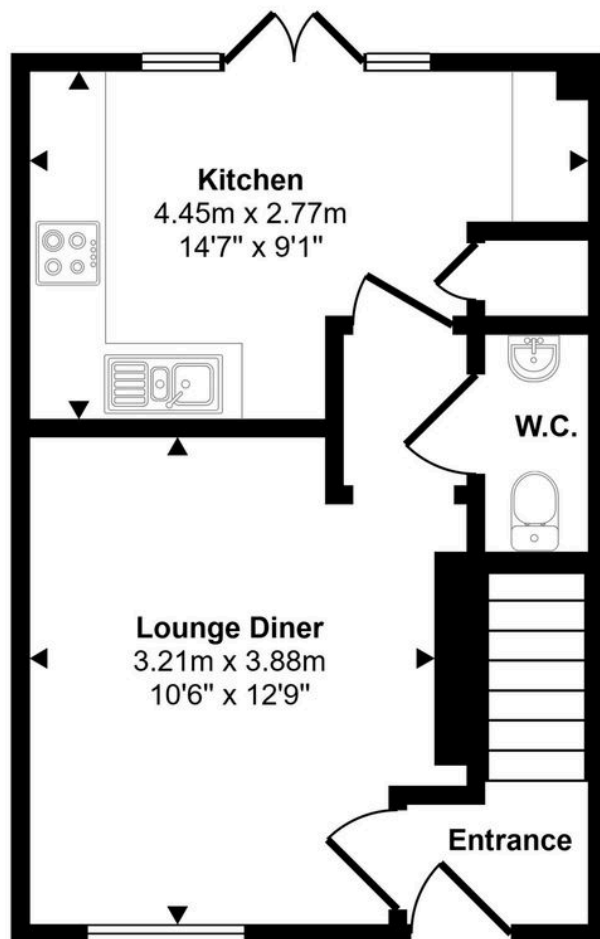
First Floor Landing

With double-glazed window to the side, central heated radiator, and access to all first-floor rooms.

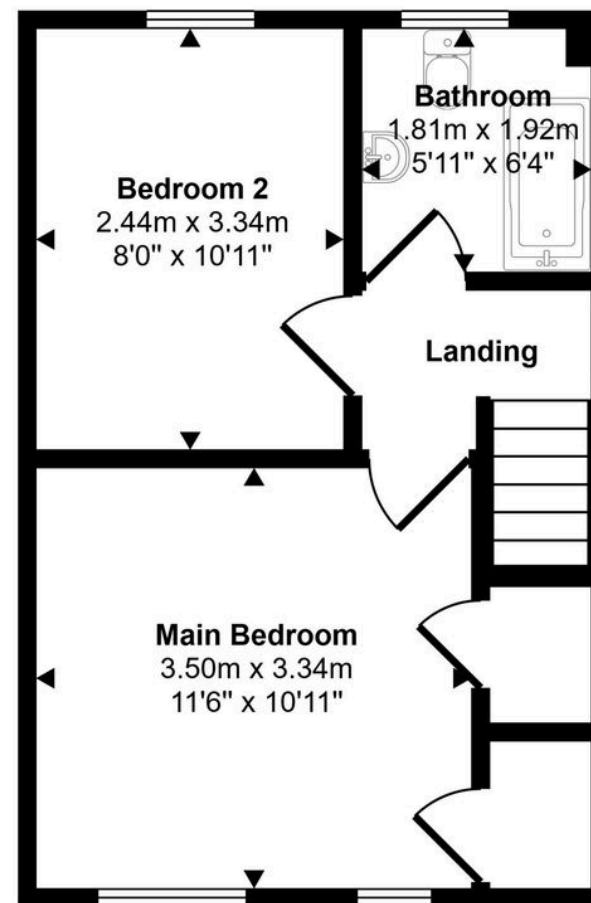




Approx Gross Internal Area
60 sq m / 650 sq ft



Ground Floor
Approx 30 sq m / 325 sq ft



First Floor
Approx 30 sq m / 325 sq ft