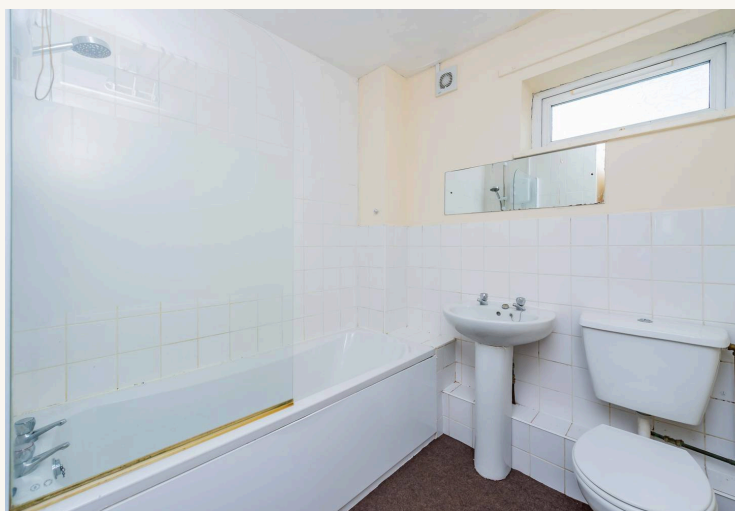




74 Birchmore, Telford - TF3 1TJ

£150,000 FREEHOLD

A spacious and well-maintained FOUR-BEDROOM family home with NO UPWARD CHAIN, making it particularly suitable for investors. Benefits from a garage and driveway parking.

Council Tax band: A

EPC Rating: D





*****NO CHAIN*****

*****AN IDEAL INVESTMENT OPPORTUNITY*****

This FOUR-BEDROOM family home is conveniently located in the residential suburb of Brookside, close to a primary school and convenience store and just 3 miles from Telford town centre, which has a range of high street stores, entertainment facilities and train station. The property also enjoys good major road links, such as the M54 and A442, both of which are just a few minutes drive away.

Standing back from the road behind a fore garden and pathway, the property benefits from a garage and driveway parking for one vehicle to the front.

Accommodation has been well-maintained and is arranged as follows: entrance hallway with useful storage cupboards; a good-sized lounge and a modern kitchen/dining room, with neutral wood-finish units, space for appliances and access to the rear garden. A handy cloakroom completes the ground floor.

On the first floor, there are FOUR bedrooms – two doubles and two singles, all generous in size. The house bathroom comprises a bath with shower over, basin and WC.

There is an enclosed garden to the rear of the property, which is a great size for a family and is laid mostly to lawn, with a patio area and path.



GROUND FLOOR:

Entrance Hallway

13' 8" x 12' 1" (4.16m x 3.69m)

Lounge

14' 4" x 12' 5" (4.38m x 3.79m)

Kitchen/Dining Room

23' 5" x 8' 10" (7.14m x 2.69m)

Cloakroom

FIRST FLOOR:

Bedroom One

14' 8" x 8' 11" (4.47m x 2.72m)

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

Bedroom Three

11' 7" x 6' 6" (3.54m x 1.99m)

Bedroom Four

11' 7" x 5' 11" (3.54m x 1.80m)

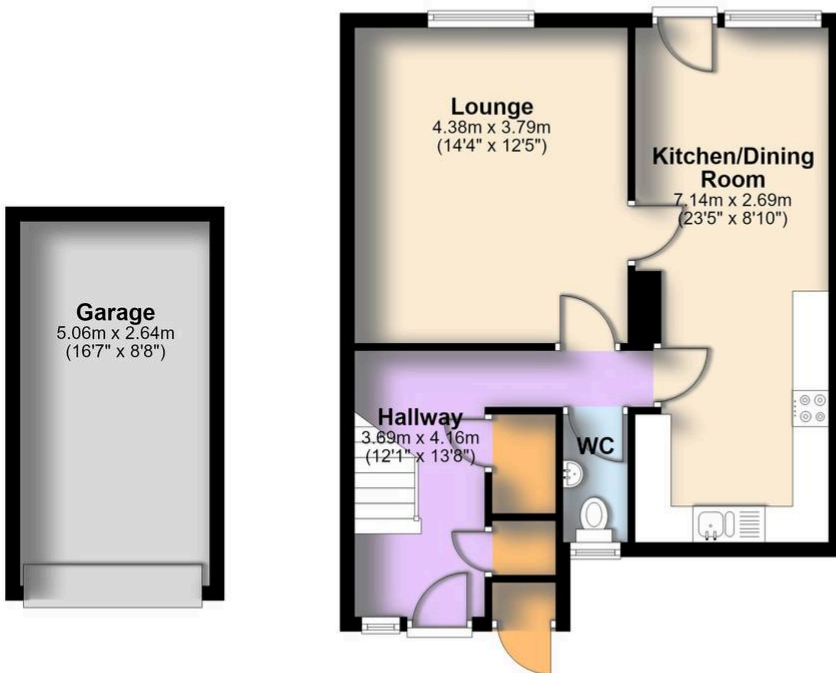
Bathroom

8' 8" x 6' 5" (2.63m x 1.96m)



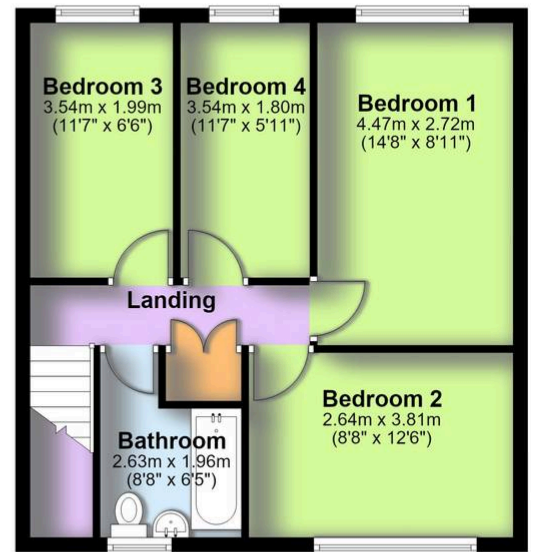
Ground Floor

Approx. 63.2 sq. metres (679.9 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



Total area: approx. 111.4 sq. metres (1199.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.



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