

Caldera Road, Telford, Shropshire, TF1 5LT

£280,000

Council Tax Band: D



Nestled on the desirable Caldera Road, this charming three-bedroom detached house offers a perfect blend of comfort and modern living. With three spacious reception rooms, including a delightful double-width conservatory, this home is ideal for both entertaining guests and enjoying family time.

The property features a well-appointed family bathroom, an ensuite bathroom for the master bedroom, and a convenient downstairs cloakroom, ensuring ample facilities for all residents and visitors. The new boiler, installed in 2025, enhances the home's energy efficiency, with EPC rating of C.

With its inviting atmosphere and thoughtful layout, this detached house on Caldera Road is a fantastic opportunity for families or anyone seeking a comfortable and stylish living space. Don't miss the chance to make this lovely property your new home.

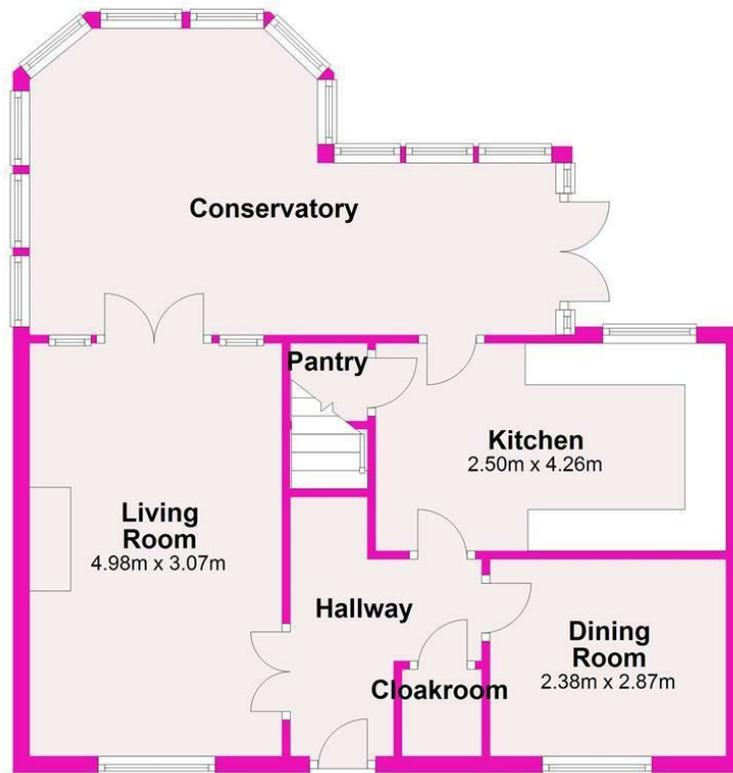
Approximately only 15 miles from Shrewsbury and 28 miles from Birmingham, Telford is perfectly placed for a whole variety of locations and attractions. The town is connected to the M54 via junctions 4, 5 and 6, providing speedy links to Shrewsbury to the west and Wolverhampton, Birmingham and the M6 to the east. Regular direct rail services operate from three stations in the town to Wolverhampton, Shrewsbury and Birmingham New Street. There are also excellent bus services throughout the area and Birmingham airport is just over an hour away by car.

\*please note that photos are from previous rental listing, property will be vacant on completion\*

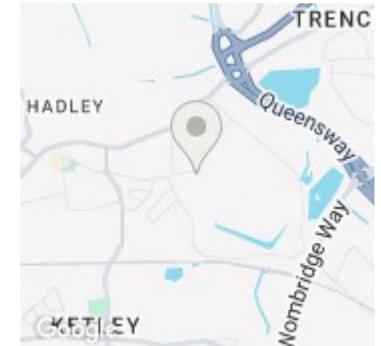


Open House Whitchurch

### Ground Floor



All sizes are approximate and are not to be taken literally.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	