



- Well Presented Extended Semi Detached
- Three Reception Rooms
- Three Bedrooms
- Fitted Kitchen and Utility Room
- Off Road Parking
- EPC = D





Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.



DB Roberts Telford Branch, 56 Southwater Arcade, Telford Shopping Centre, Telford, Shropshire,

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Property description

A Beautifully presented semi detached house offering extended accommodation which includes, entrance hall, living room, dining room, sitting room, fitted kitchen, utility room, three good size bedrooms, refitted bathroom, gas central heating, double glazing, front garden with driveway and enclosed rear garden.

Accommodation

ENTRANCE HALLWAY

LIVING ROOM

DINING ROOM

SITTING ROOM

BREAKFAST KITCHEN

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

5.50 x 3.20 (18'0" x 10'5")

3.20 x 2.40 (10'5" x 7'10")

3.40 x 2.10 (11'1" x 6'10")

5.70 x 2.40 (18'8" x 7'10")

2.20 x 1.40 (7'2" x 4'7")

4.00 x 2.90 (13'1" x 9'6")

3.30 x 2.90 (10'9" x 9'6")

3.10 x 1.90 (10'2" x 6'2")

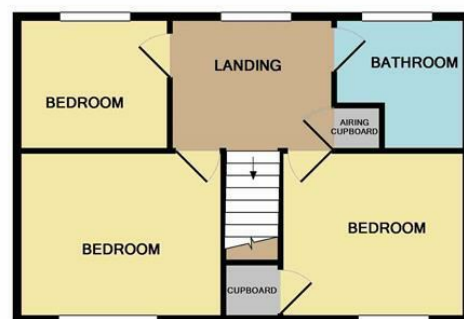
FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/10670833>

Tenure: Freehold


To view the property plan in amazing 3D go to the Property Search at www.dbroberts.co.uk

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC

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		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 