

Sunningdale, Hadley, Telford



Offers in the region of £132,000



## Key Features

- Three Bedrooms
- Large Rear Garden
- Ample Off Road Parking
- No Upward Chain
- Great Location
- Viewing Advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	65	
(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	

## Full Description



### Entrance Hallway

With laminate floor, doors leading off and stairs up to the first floor.

### Lounge

Having Upvc windows to the front and rear aspect, carpet, electric fire suite with contemporary surround, radiator, coved ceiling and media points.

### Kitchen

Having windows to the front and side aspect, tiled floor, ample base and wall units with worktops over, integrated electric oven, four ring gas hob, part tiled walls, spotlights, space for washing machine, space for a dishwasher, large pantry with shelving and space for a fridge freezer, radiator and door to the rear.

### Downstairs Cloakroom

Window to the rear aspect, linoleum floor, w/c and wash hand basin.

### Landing

Having loft access, window to the rear aspect, carpet and doors leading off.

### Bedroom One

With window to the front aspect, carpet, built in wardrobe and radiator.

### Bedroom Two

With window to the front aspect, radiator and carpet.

### Bedroom Three

With window to the rear aspect, radiator and carpet.

### Family Bathroom

With window to the rear aspect, laminate floor, heated towel rail, w/c, pedestal sink, bath with electric shower over and shower screen.

### Rear Garden

Laid to lawn with fenced boundaries, outdoor tap and paved patio area. Secure gated side access leads to the front of the property.

### Front Aspect

The tarmac driveway allows parking for up to three vehicles, hedged boundaries, raised sleeper flower beds, Upvc front door under a canopy and secure gated side access.

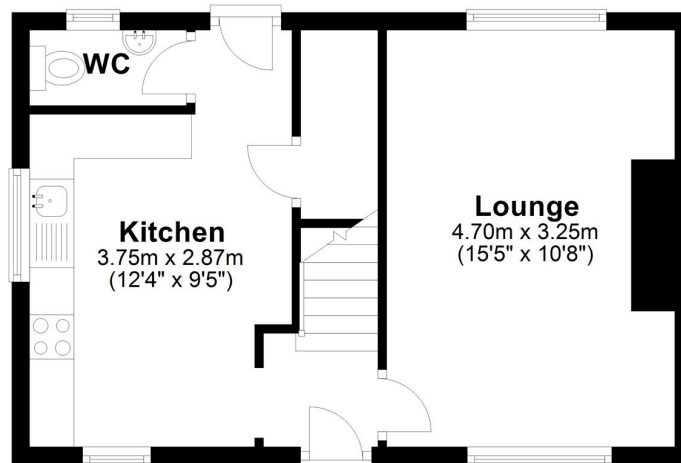


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## Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 68.1 sq. metres (733.4 sq. feet)

## First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)

