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Sandcroft, Sutton Hill, Telford, TF7 4AA

Offers Around
£115,000



Property Description

Well presented throughout, mid-terrace house located in Sutton Hill which has a wide range of amenities in close proximity.

Entrance hallway, cloaks/WC, utility cupboard with plumbing for washing machine, lounge with double glazed French doors to the rear garden, kitchen with an attractive range of base and eye level units, gas hob and electric double oven.

There are three bedrooms, a bathroom and a separate WC.

The gardens to the rear area of a good size neatly kept with lawn and plant borders.

Accommodation

ENTRANCE HALL

CLOAKS/WC

LOUNGE 4.6 x 3.6 (15'1" x 11'9")

KITCHEN/DINING ROOM 5.4 x 2.7 (17'8" x 8'10")

FIRST FLOOR LANDING

BEDROOM 3.6 x 3.3 (11'9" x 10'9")

BEDROOM 3.6 x 2.7 (11'9" x 8'10")

BEDROOM 2.7 x 2.1 ext 3.0 (8'10" x 6'10" ext 9'10")

BATHROOM

WC

Tenure: Freehold



Floor Plan: Sandcroft, Sutton Hill, Telford, TF7 4AA



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. Made with Metropix ©2019.

DB Roberts Telford Branch

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. 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, DB 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.

