Lidgates Green, Telford, TF1 2NL

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

Property Description

For sale by public auction
Nock Deighton Land and Property Auction
30th September at 5pm (doors open at 4pm)
Bridgnorth Rugby Club

A well-proportioned three-bedroom detached family home offering generous living accommodation, two bathrooms, an integral garage with EV charging point and excellent potential to create a superb family home in a popular residential setting.

The property is approached via a tarmac drive providing off-road parking and access to the integral garage, which benefits from an EV charging point. Access to the property is via a porch.

The ground floor offers a practical and an open plan style layout with a distinct separate sitting room and dining room. The dining room offers direct access to the rear garden via patio doors and a door to the kitchen. The kitchen looks out over the garden and offers a range of fitted units with space for appliances, together with a door providing further access outside.

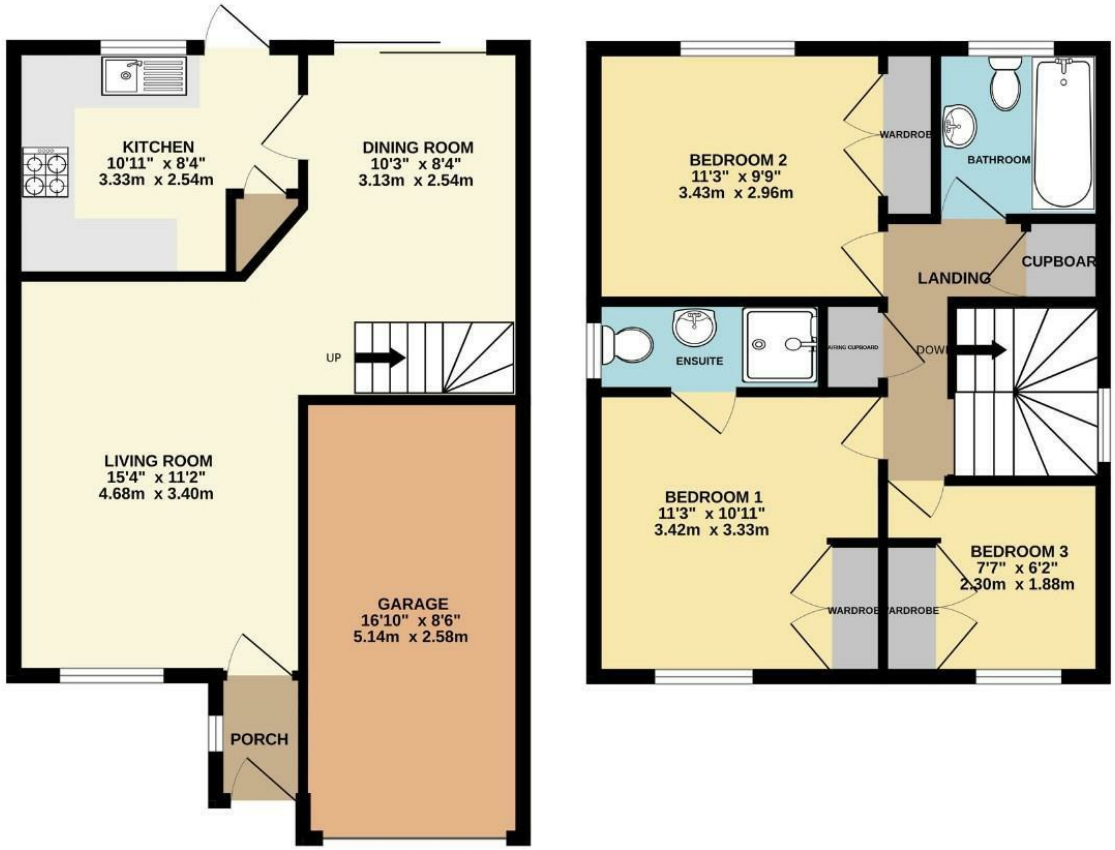
Upstairs, the property provides three bedrooms, with the principal bedroom enjoying the added benefit of its own en-suite shower room. All three bedrooms benefit from built in wardrobes. A separate family bathroom and useful storage complete the first-floor accommodation.

The integral garage, provides excellent additional storage or secure parking and, importantly for modern living, is already equipped with an EV charging point.

Outside, the property benefits from driveway parking to the front, while the rear garden provides private outdoor space with scope for a new owner to landscape and personalise to their own requirements.

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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Key Features

Auction Guide £170,000

EPC Rating -

Tenure - Freehold

Council Tax Band - C

Local Authority - Telford And Wrekin