



Damson Drive, The Rock,
Telford



£359,950

- Four-bedroom detached family home
- Principal bedroom with en-suite
- Private enclosed rear garden
- Versatile multipurpose room/home office
- Integral garage
- Close to schools, shops and local amenities
- Freehold
- EPC rating C

Because property is personal with...

Belvoir



Situated in the popular residential area of The Rock, this well-presented four-bedroom detached family home on Damson Drive offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hallway with guest WC, a generous living room to the front of the property, a separate dining room perfect for family meals and entertaining, and a well-proportioned kitchen with access to a versatile multipurpose room, ideal as a home office, playroom, gym or hobby room. The property also benefits from an integral garage, providing additional storage or parking.

Upstairs, the property features four well-sized bedrooms, including a spacious principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, while the fourth bedroom offers flexibility as a nursery, study or guest room.

Externally, the property enjoys a private enclosed rear garden with a paved seating area and lawn, providing an excellent space for relaxing and entertaining. To the front, a large driveway offers off-road parking for multiple vehicles.

Conveniently located close to a range of shops, well-regarded schools and local amenities, the property also benefits from excellent transport links, making it an ideal choice for commuters and families alike.

Freehold / Council Tax Band D / EPC C



Hallway 3.88m x 1.06m (12'8" x 3'6")

WC 1.65m x 1.09m (5'5" x 3'7")

Living Room 5.63m x 3.52m (18'6" x 11'6")

Dining Room 3.67m x 2.79m (12'0" x 9'2")

Kitchen 4.66m x 2.96m (15'4" x 9'8")

Multipurpose Room 4.69m x 2.33m (15'5" x 7'7")

Garage 5.21m x 2.52m (17'1" x 8'4")

Landing 3.32m x 1.22m (10'11" x 4'0")

Bedroom One 4.58m x 3.69m (15'0" x 12'1")

Ensuite 2.46m x 1.32m (8'1" x 4'4")

Bedroom Two 3.33m x 2.07m (10'11" x 6'10")

Bedroom Three 2.88m x 2.16m (9'5" x 7'1")

Bedroom Four 2.76m x 1.9m (9'1" x 6'2")

Bathroom 2.22m x 1.91m (7'4" x 6'4")



AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Ground Floor



Floor 1



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Approximate total area⁽¹⁾
1332 ft²
123.7 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

QR Codes



Material Information Report

Virtual Tour



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Belvoir Telford

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