



17 Sorbus Avenue, Telford, TF1 5TL

£225,000

This semi-detached house on Sorbus Avenue presents an excellent opportunity for anyone looking to settle in a vibrant area of Telford. With its spacious layout and modern features, it is a property that truly deserves your attention. Being sold with no onward chain, this property is sure to appeal to a wide range of buyers.

Hallway

A bright and welcoming entrance hallway providing access to the lounge/diner, kitchen and convenient downstairs WC. Stairs rise to the first-floor landing, creating a practical and well-connected layout throughout the home.

Lounge/Diner 16'9" x 15'5" (5.10m x 4.70m)

A bright and generously proportioned lounge/diner providing a versatile space for both everyday family life and entertaining. A feature wall finished with textured stone-effect wallpaper adds character and visual interest, complemented by stylish laminate flooring and recessed ceiling lighting. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a lovely connection between the indoor and outdoor spaces. There is also convenient internal access to the kitchen and a useful storage cupboard.

Kitchen 9'5" x 8'0" (2.87m x 2.44m)

The well-appointed kitchen features contemporary white gloss cabinetry complemented by contrasting dark work surfaces. Integrated appliances include a gas hob with extractor and oven, while the sink is positioned beneath a window overlooking the side of the property. The well-planned layout provides good storage and preparation space, with tiled flooring completing the room.

WC 6'7" x 3'3" (2.00m x 1.00m)

A convenient downstairs cloakroom located off the entrance hallway, fitted with a WC and wash basin.

Master Bedroom 10'3" x 9'1" (3.13m x 2.76m)



A well-proportioned double bedroom finished in soft neutral tones and benefiting from a large window, creating a bright and comfortable environment. The room features a built-in wardrobe providing useful storage, together with the added benefit of a modern en-suite shower room comprising a walk-in shower, WC and wash basin.

Bedroom Two 10'4" x 8'10" (3.16m x 2.69m)

A comfortable double bedroom featuring neutral décor and carpeting, with a window overlooking the

rear garden. The room provides ample space for bedroom furniture and benefits from plenty of natural light, creating a pleasant and relaxing retreat.

Bedroom Three 10'4" x 6'6" (3.16m x 1.97m)

A versatile third bedroom featuring neutral décor and carpeting, with a window providing good natural light. The room would make an ideal single bedroom, nursery, home office or study, depending on the new owner's requirements.

Bathroom 6'11" x 5'6" (2.11m x 1.67m)



A bright and modern family bathroom fitted with a white suite comprising a bath with shower over, WC and wash basin. Light tiling and a frosted window create a fresh and airy feel.

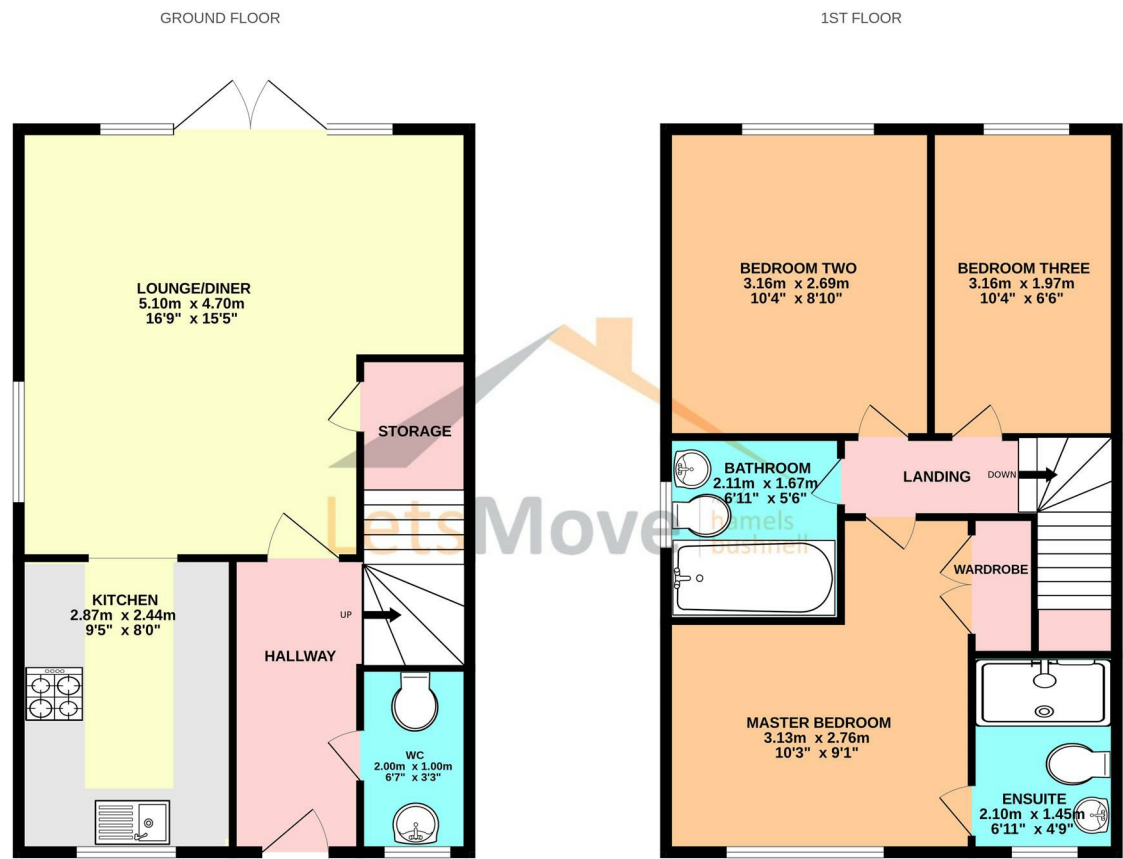
Rear Garden

The property benefits from a well-proportioned rear garden offering a combination of paved patio and lawn areas. A pathway meanders through the lawn towards a pergola, creating an attractive focal point and a lovely space to enjoy the garden. The garden is enclosed, providing privacy and making it well suited to outdoor relaxation and entertaining.

Garage

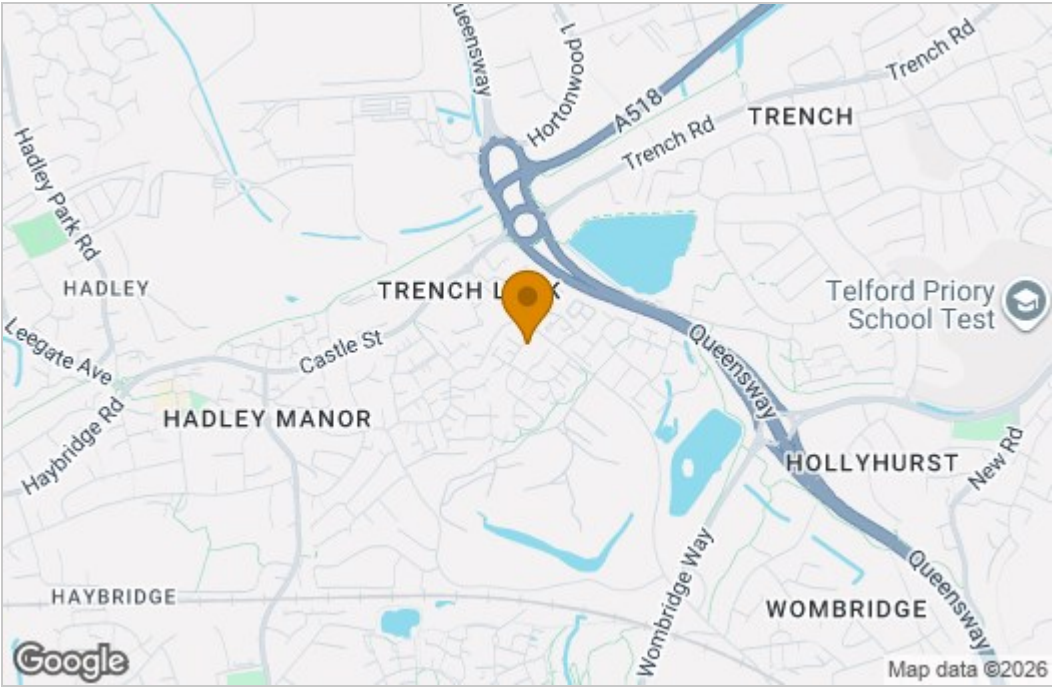
A detached garage is located to the rear of the property, providing useful secure storage or parking. The property also benefits from an additional parking area to the rear, offering further convenience.

Floor Plan

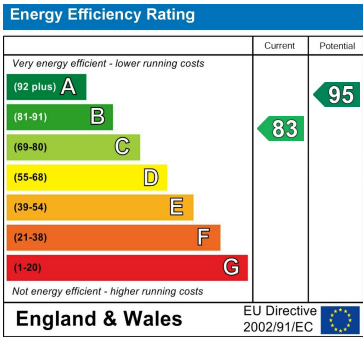


Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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