



29 St Christophers Way, Telford, Shropshire TF4 2JA

Offers in the region of £165,000

An immaculately presented mid-terrace family home, ideally situated within a small and peaceful cul-de-sac of similar properties. Offered for sale with no upward chain, this attractive home would make an ideal purchase for first-time buyers, families or investors alike.

The property is conveniently located within close proximity of Telford Town Centre, providing excellent access to a wide range of shops, amenities and local facilities.

Offering generous accommodation throughout, the property briefly comprises an entrance hallway, a comfortable sitting room with attractive flooring and a particularly spacious L-shaped dining kitchen to the ground floor.

To the first floor are three generously sized bedrooms, together with the family bathroom.

The property benefits from UPVC double glazing, gas-fired central heating and a good selection of built-in storage, making it a practical and comfortable home.

Externally, there is an enclosed, low-maintenance rear garden, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to appreciate the presentation, generous accommodation and sought-after location of this excellent family home.

Entrance Hall

Kitchen/Diner

19'8" x 8'10"

Sitting Room

14'1" x 10'2"

First Floor Landing

Bedroom One

11'5" x 8'10"

Bedroom Two

11'5" x 8'2"

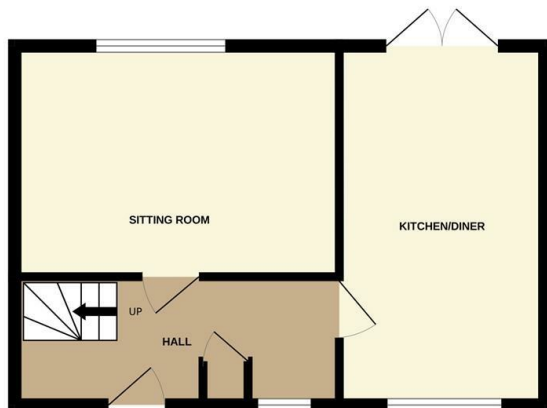
Bedroom Three

10'2" x 5'10"

Bathroom



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
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	