

Shawfield Close, Sutton Hill, Telford

4 1 2

Offers in excess of £140,000

- ***NO UPWARD CHAIN***
- Spacious 4 Bedroom Terraced House
- Ideal First Time Purchase/Investment
- Open Kitchen, Living & Dining
- Font & Enclosed Rear Garden
- Close to Local Amenities
- Leasehold
- EPC rating C



This spacious 4-bedroom townhouse is located in the desirable area of Sutton Hill, Telford, offering practical living across three floors. Upon entering the property, you are welcomed into an entrance hallway, which provides access to a convenient downstairs WC. The ground floor features an open-plan living, kitchen, and dining area, designed for family life and entertaining. The kitchen is equipped with modern appliances and plenty of storage space, while the living and dining areas offer a versatile and comfortable environment for everyday activities.

On the first floor, you'll find a generously sized living room, providing a quiet and cozy space for relaxation. This floor also accommodates two well-proportioned bedrooms. Bedroom 2 and Bedroom 3 are ideal for use as children's bedrooms, guest rooms, or home offices, offering flexibility to suit your needs.

The second floor is home to the remaining two bedrooms. Bedroom 1 is a spacious room, perfect for a master bedroom, with enough room for a double bed and additional furniture. Bedroom 4, also well-sized, offers versatility and could be used as a guest room, study, or playroom. The family bathroom is also located on this floor, equipped with modern fixtures and fittings to serve the needs of the household.

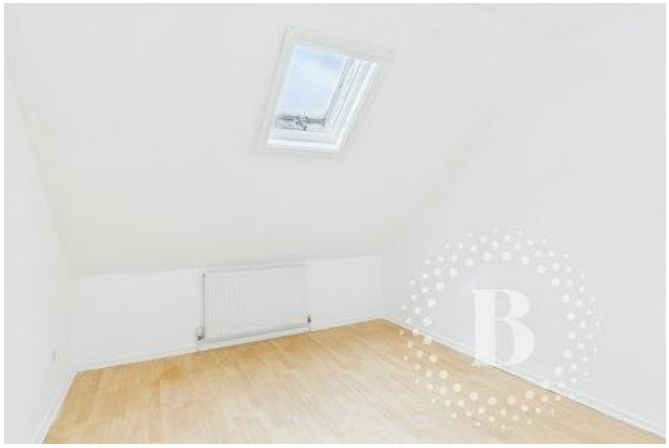
This townhouse offers an excellent combination of space and functionality, making it an ideal home for a growing family. The property is in a great location, with easy access to local amenities, schools, and transport links, providing both convenience and comfort in a well-connected area.

Leasehold 88 years remaining / Council Tax Band B / EPC Rating C













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.



Room Measurements

Entrance Hallway 3.05m x 2.21m (10'0" x 7'4")

Hallway - Ground Floor 2.92m x 0.87m (9'7" x 2'11")

WC - Ground Floor 1.93m x 0.86m (6'4" x 2'10")

Bedroom Four - 1st Floor 3.05m x 2.26m (10'0" x 7'5")

Bedroom Three - 1st Floor 3.5m x 1.99m (11'6" x 6'6")

Living Room - 1st Floor 5.12m x 3.37m (16'10" x 11'1")

Landing - 1st Floor 2.93m x 1.05m (9'7" x 3'5")

Bedroom Two - 2nd Floor 3.34m x 2.99m (11'0" x 9'10")

Bathroom - 2nd Floor 2.57m x 1.81m (8'5" x 5'11")

Bedroom One - 2nd Floor 5.12m x 2.59m (16'10" x 8'6")

Landing - 2nd Floor 2.63m x 0.99m (8'7" x 3'2")

QR Codes

Material Information Report

Virtual Tour



Belvoir

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