

SAMUEL WOOD

11 Griffiths Avenue, Doseley, Telford, Shropshire, TF4 3FE

Offers Over £550,000



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Doseley, Telford, Shropshire, TF4 3FE

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- Impressive Three-Storey Detached Residence
- Four First Floor Generously Proportioned Bedrooms
- Elegant Kitchen/Dining Room with Breakfast Bar
- Private Enclosed Garden With Patio
- Sought-After Doseley Village Location
- Approximately 2,581 Sq. Ft. of Accommodation
- Two Bedrooms & Two Bathrooms on Upper Floors
- Three Versatile Reception & Living Spaces
- Detached Double Garage & Extensive Parking
- Gas Central Heating - EPC Rating B

Occupying a desirable position in the popular village of Doseley, this impressive three-storey detached home offers generous, versatile accommodation, ideal for modern family living. Extending to approximately 2,581 sq. ft., the property combines spacious interiors with attractive outdoor space and the added benefit of a double garage. The ground floor is particularly appealing, with a well-appointed kitchen/dining room providing an excellent setting for everyday family life and entertaining, alongside comfortable reception space. Upstairs, six bedrooms and multiple bathrooms offer flexibility for growing families, guests or those working from home. Outside, the private, enclosed rear garden and patio seating area create a lovely space for relaxing and dining alfresco. This home offers a semi-rural village atmosphere with convenient access to Telford, Ironbridge, local amenities, major transport links and catchment area for Lightmoor Village Primary School.

A spacious family home offering the perfect balance of village living and everyday convenience.

The welcoming entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the upper floors. The generous living room offers a comfortable space to unwind, while the separate family room/office provides valuable flexibility for home working, hobbies or additional reception use. To the rear, the kitchen/dining room forms a natural hub of the home, featuring an extensive kitchen layout, breakfast bar and space for family dining. A separate utility room and ground-floor WC add further practicality to this well-planned floor.

The first floor offers four bedrooms, including a spacious principal bedroom with en-suite facilities, together with a further family bathroom and landing area. The second floor provides two additional bedrooms one with its own en-suite and the other currently set up as a playroom, there is also a practical shower room accessible from the landing. Arranged over three floors, the accommodation offers versatility for a variety of household needs, with the additional benefit of dedicated bathroom facilities across the upper levels.

The property occupies a generous plot with a private, enclosed rear garden providing an attractive outdoor setting for families and entertaining. A patio seating area offers an ideal spot for outdoor dining and relaxing during warmer months, while the lawn provides space for children to play or for keen gardeners to enjoy. A detached double garage provides valuable vehicle storage and additional space for bikes, garden equipment or hobbies. The property's setting combines residential village appeal with convenient access to the wider amenities of Telford and the surrounding Shropshire countryside.







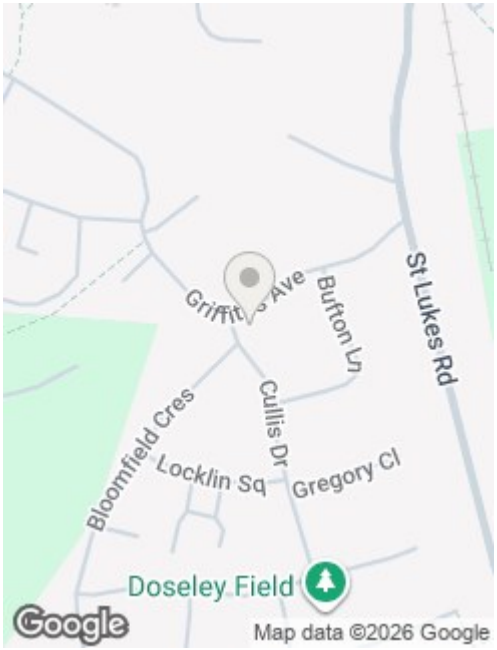



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Directions

What3words:///cosmetic.workbench.ritual

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 11 Mbps, Superfast 79 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG
Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



Total area: approx. 241.1 sq. metres (2594.9 sq. feet)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.