



13 Orchard Road, Shifnal, Telford, TF11 8EX

3 bedroom semi-detached house — £250,000 Freehold

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Coopergreenpooks.co.uk

£250,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

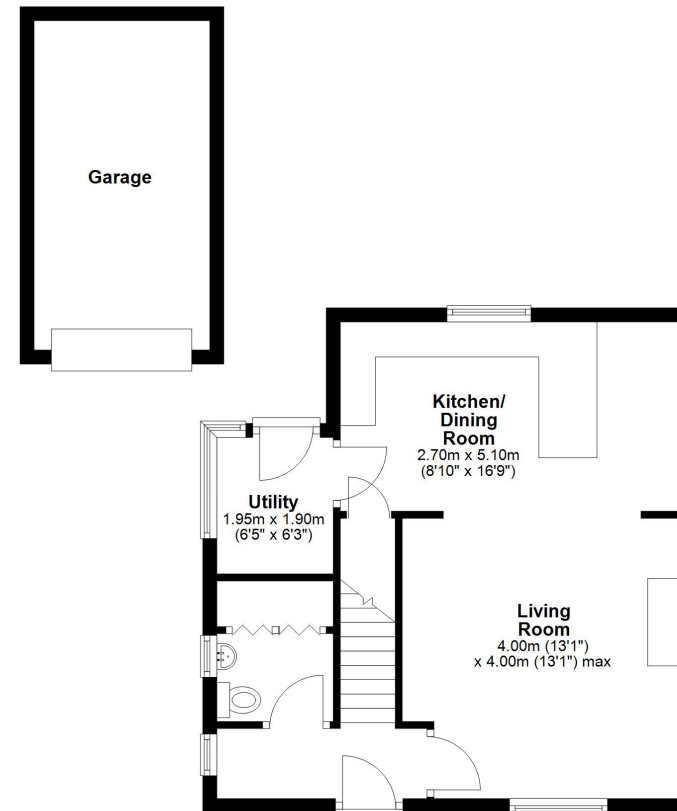
Occupying a lovely plot on a quiet street, this very well-presented semi-detached house has been fully refurbished within the last few years, now offering thoughtfully designed and re-configured accommodation, benefitting from a large private garden, extensive driveway parking, and detached single garage.

KEY FEATURES

- Good-sized entrance hall with useful cloakroom, built in cupboard, and turning staircase to landing
- Living room with feature fireplace and window to front, opening to the impressive open plan kitchen/dining room
- A range of well-fitted units to the kitchen, complete with breakfast bar and under stairs pantry
- There is also a very practical separate utility which has access to the rear garden
- On the first floor is a master bedroom with en-suite, two further bedrooms and a family shower room
- uPVC double glazed windows and gas fired central heating throughout
- Private landscaped rear garden, laid to lawn with a covered paved terrace, brick-built external storage, as well as power sockets and outside water supply
- To the front of the property is an extensive gravelled driveway providing plenty of parking and access to the detached single garage
- This property has been fully renovated within the last few years creating a fantastic family home
- Located on a quiet street within a popular residential area, a short distance from an excellent range of amenities, playing fields, local schools, and train station. For commuters, the house is also well-placed for access to Wolverhampton, Birmingham and Telford, as well as other areas of the country via the motorway
- Sold vacant with no upward chain

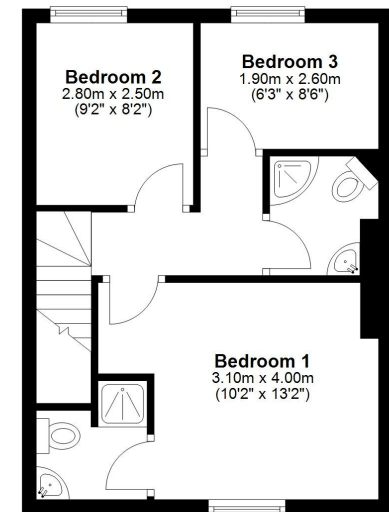
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 87.3 sq. metres (939.5 sq. feet)









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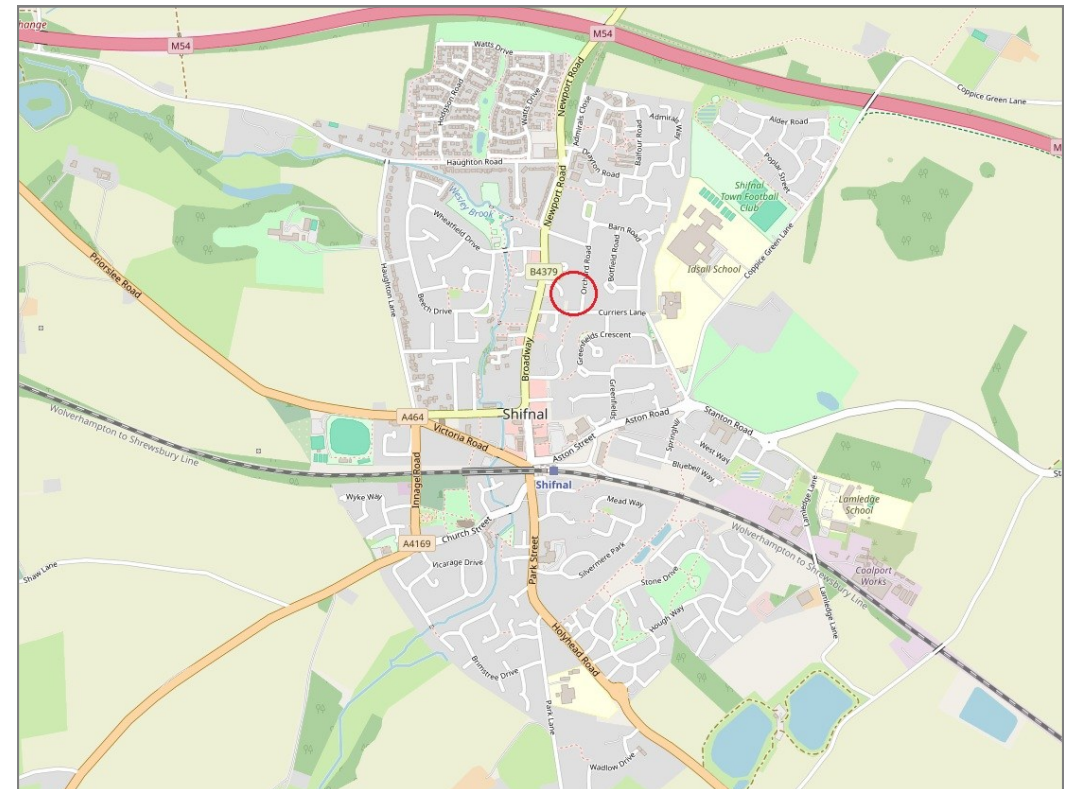
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



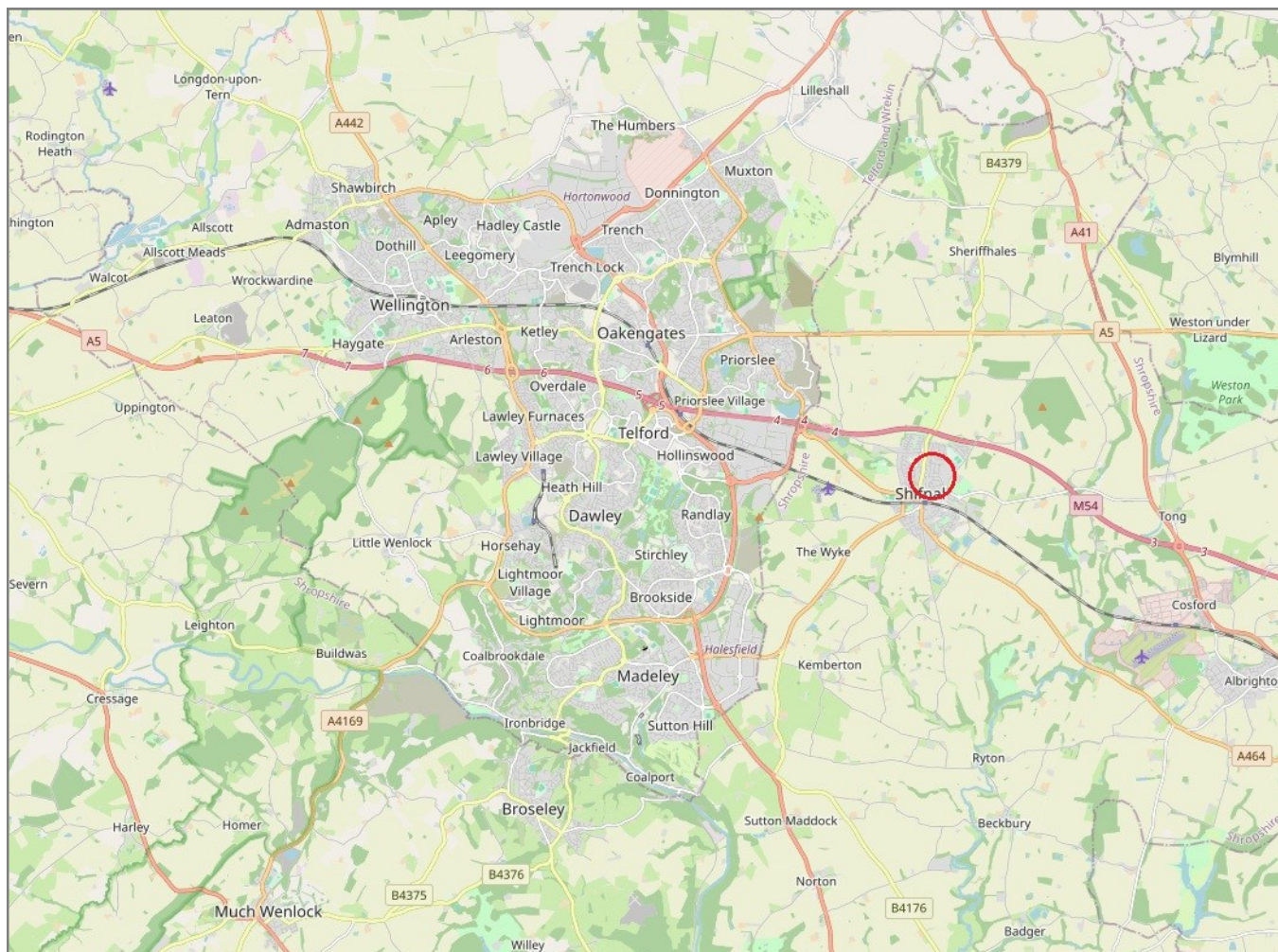
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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