

21 Rays Meadow, Lightmoor, Telford, Shropshire, TF4 3GE



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Offers Around £174,950

- Three Storied Semi Detached House
- Three Bedrooms & En Suite
- Driveway & Garage
- Lounge & Kitchen/Diner
- Rear Gardens
- EPC = C





Property description

A three storey, semi detached house with entrance hallway, utility/WC, to the first floor is the lounge with double glazed french doors to the rear garden, kitchen/dining room with double glazed french doors onto Juliette balcony, integrated fridge/freezer, gas hob and electric oven. To the second floor is a master bedroom with en suite shower room, two further bedrooms and bathroom. There is a driveway and garage. The rear garden has a patio area and lawn.

Accommodation

ENTRANCE HALLWAY	
UTILITY/WC	2.3 x 1.5 (7'6" x 4'11")
FIRST FLOOR LANDING	
LOUNGE	5.1 x 4.5 (16'8" x 14'9")
KITCHEN/DINING ROOM L SHAPED	4.5 x 2.6 and 2.5 x 2.3 (14'9" x 8'6" and 8'2" x 7'6")
SECOND FLOOR LANDING	
MASTER BEDROOM	3.6 x 2.9 (11'9" x 9'6")
EN SUITE SHOWER ROOM	
BEDROOM	4.3 x 2.6 (14'1" x 8'6")
BEDROOM	3.0 x 2.3 (9'10" x 7'6")
BATHROOM	
GARAGE	5.7 x 2.4 (18'8" x 7'10")

FLOOR PLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/10077730>

Floor plan



Tenure: Freehold

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																							
Current	Potential	Current	Potential																						
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Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.