



SAMUEL WOOD

49 Woollam Road, Arlestone, Telford, Shropshire, TF1 2LP

Offers In The Region Of £190,000



# 49 Woollam Road

Arleston, Telford, Shropshire, TF1 2LP



- Beautifully Presented Family Home
- Three Generously Sized Bedrooms
- Landscaped Gardens
- Refitted Kitchen
- Gas Central Heating
- Recent Renovation
- Substantial Corner Plot
- Driveway & Garage
- Conservatory
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented family home on Woollam Road in Arleston, Telford. The subject of a recent renovation project the attractive corner plot offers a well designed layout with contemporary living spaces all complemented by attractive landscaped gardens, driveway and garage. Situated close to excellent local amenities including, shops, restaurants, pubs, schools and useful road links. Viewing is highly recommended by the selling agent.

49 Woollam Road in Arleston, Telford, is a charming three-bedroom semi-detached home that has recently undergone significant renovations. On the ground floor, the property features a spacious and modern newly fitted kitchen equipped with new appliances and contemporary finishes. Adjacent to the kitchen is a comfortable living room, freshly decorated to provide a warm and inviting atmosphere. The addition of a conservatory at the rear of the house adds extra living space, ideal for a dining area or a place to relax and enjoy views of the garden.

The first floor of the house comprises three well-proportioned bedrooms, each tastefully redecorated to create a fresh and bright living environment. The family bathroom has also been refreshed to contemporary standard. Ample storage space is provided throughout the first floor, ensuring that the home is as practical as it is stylish.

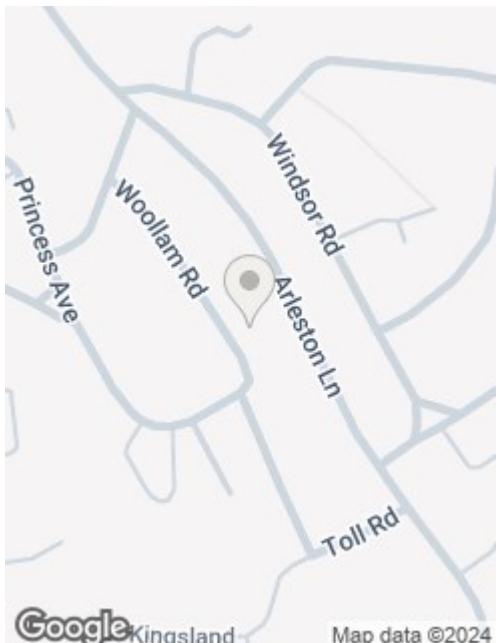
Externally, 49 Woollam Road benefits from a detached garage and a private driveway, offering convenient off-street parking. The gardens have been expertly landscaped, providing a beautiful outdoor space for relaxation and entertainment. The recently fitted boiler, all new windows, front door equate to greater energy efficiency and enhance the overall curb appeal.







## Directions



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

Broadband Speed: Basic 13Mbps, Superfast 79Mbps & Ultrafast 1000Mbps

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: B

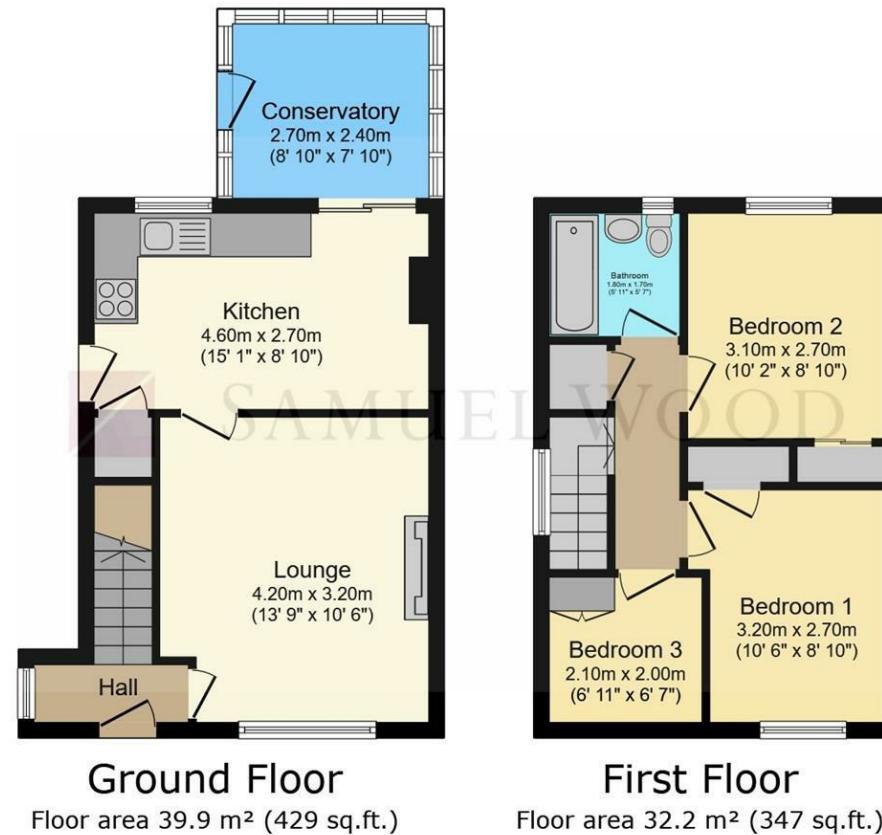
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

These details are awaiting final approval and may be subject to some changes.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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