


SAMUEL WOOD

34 Whitehead Grove, Telford, Shropshire, TF3 5JB

Offers In The Region Of £175,000



# 34 Whitehead Grove

Telford, Shropshire, TF3 5JB

2 1 1 C

- Modern Two Bedroom Terraced House
- Ideal First Time Purchaser / Investor
- Two Good Sized Bedrooms
- Enclosed Rear Garden
- Double Glazing
- Popular Location with Local Amenities & Road Links
- Open Plan Kitchen/Dining/Sitting Room
- Family Bathroom
- Front Driveway Parking
- Gas Central Heating - EPC Rating C





Welcome to this charming two-bedroom terraced house, perfectly positioned in a popular Telford location. This property presents an excellent opportunity for first-time purchasers seeking a modern and comfortable home. With its thoughtful layout and convenient features, it truly embodies a blend of contemporary living and practical design. This Telford location is highly regarded for its excellent local amenities, including shops, schools, and recreational facilities, all within easy reach. The property also boasts superb road links, making commuting and travel straightforward. This ensures residents have convenient access to wider networks, enhancing the appeal of this home.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The heart of this property is undoubtedly the open-plan kitchen, dining, and sitting room. This versatile space is designed for modern living, allowing for seamless interaction whether you are cooking, dining, or relaxing. The kitchen area is well-appointed, providing a functional space for culinary endeavours, while the dining and sitting areas offer ample room for entertaining guests or enjoying quiet evenings at home. This integrated design maximises natural light and creates a bright, airy atmosphere throughout the ground floor.

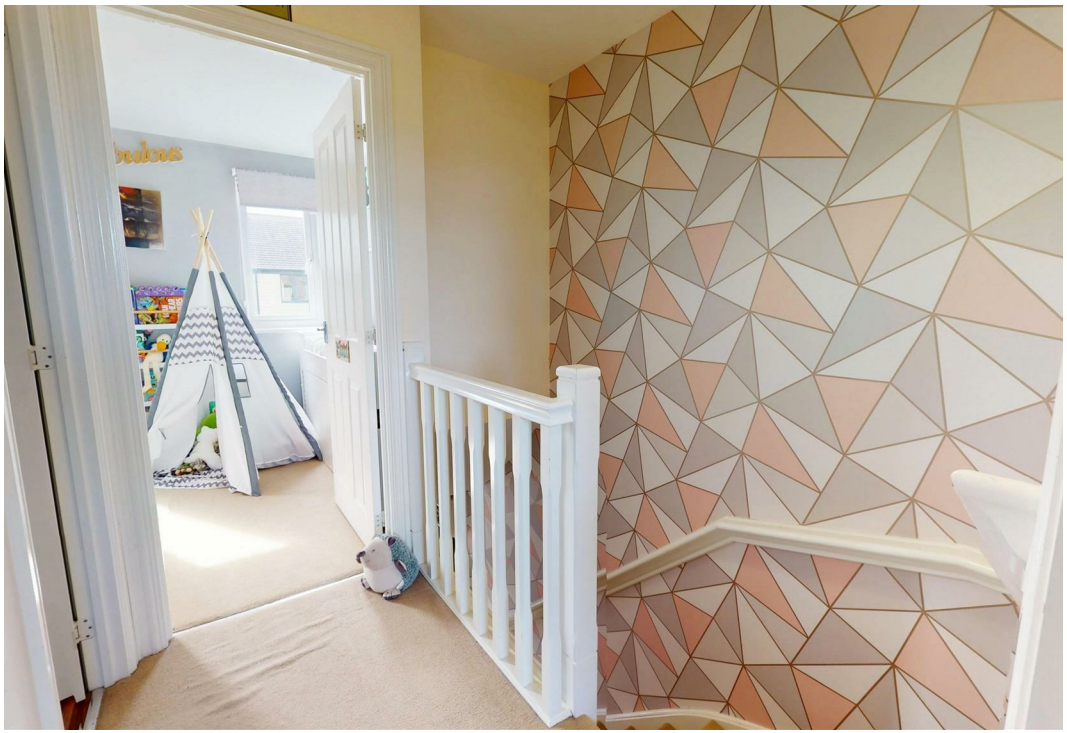
Ascending to the first floor, you will find two good-sized bedrooms, each offering comfortable and private retreats. These rooms are well-proportioned, providing flexibility for various needs, whether as bedrooms, a home office, or a guest room. The family bathroom serves both bedrooms, featuring modern fixtures and fittings to ensure a refreshing experience. The layout upstairs is practical and efficient, catering to the demands of contemporary lifestyles.

The exterior of the property is equally appealing. To the rear, an enclosed garden provides a private outdoor space, perfect for al fresco dining, gardening, or simply unwinding after a long day. This low-maintenance garden offers a safe and secure environment for relaxation. To the front, a dedicated driveway provides convenient off-road parking, a valuable asset in any residential area. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. While the EPC rating is yet to be confirmed, the modern construction and features suggest a well-insulated home.



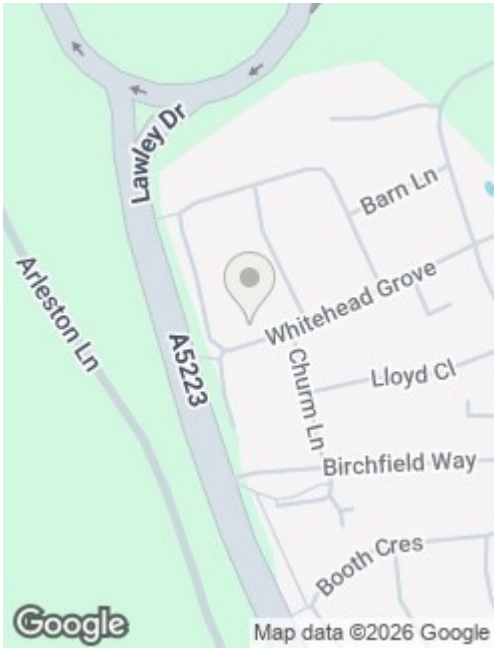

dreams BIG










## Directions

What3words: ///conquests.forgiving.briefer

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

Broadband Speed: Basic 6 Mbps & Ultrafast 180 Mbps
*Results provided by Ofcom and correct at time of listing*

Flood Risk: Surface: Low - Rivers: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: 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 Elevate Mortgage Group Limited. 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.

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





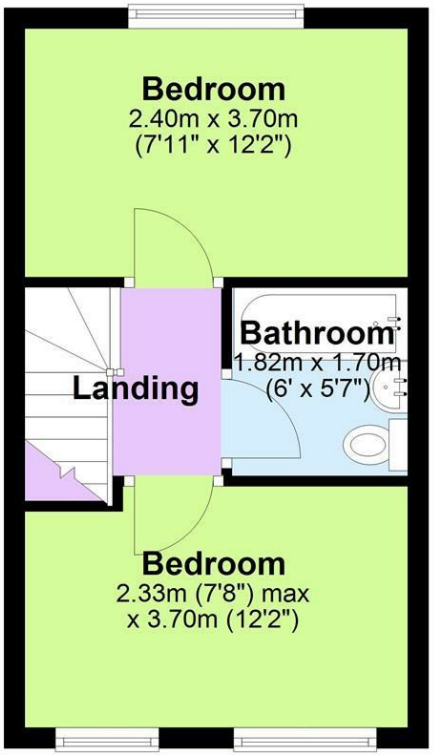
## Ground Floor

Approx. 25.0 sq. metres (268.8 sq. feet)




## First Floor

Approx. 25.0 sq. metres (268.8 sq. feet)




Total area: approx. 50.0 sq. metres (537.7 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.