



41 Churn Close, Telford, TF6 6FE
Offers In The Region Of £215,000

Situated at the edge of a modern and peaceful estate, this charming semi-detached house on Churn Close, Crudgington offers a delightful blend of modern living and serene surroundings while still being within easy reach of local amenities and transport links.

Front Exterior

The front exterior of this semi-detached home features a combination of red brick and cream render with a dark front door that adds a welcoming touch. There is a well-kept lawn to the front, a paved path leading to the entrance, and a driveway providing off-street parking. Also featuring a recently fitted EV charging point to the external wall, and a separate allocated parking space.

Living Room

A bright and airy reception room providing a pleasant entrance into the property. Good-sized living space with a useful understairs cupboard for storage, a front-facing window with views over the front lawn, and stairs leading to the first floor.

Kitchen/Diner 11'11" x 9'2" (3.63 m x 2.79 m)

The kitchen/diner is fitted with modern cabinetry in a rich navy blue, paired with light work surfaces and a stainless steel splashback behind the gas hob and oven, lending a contemporary feel. Natural light floods the room through a window and French doors that open out to the rear garden patio, making this a bright and airy space. The layout provides ample storage and workspace, while integrated appliances and plumbing for a washing machine or dishwasher add practicality to this sociable and functional area.

Cloakroom

A practical and fresh cloakroom on the ground floor features a white WC and pedestal basin with a contemporary tiled splashback. A small frosted window lets in natural light, and the room is finished with easy-care wood-effect flooring and a tasteful green accent wall that complements the rest of the décor.

Landing

This neat hallway provides access to the first-floor bedrooms and bathroom, as well as access to the boarded loft space.

Bedroom 1 11'11" x 11'0" (3.63 m x 3.35 m)

The main bedroom is a generous double room with a restful green accent wall and two windows that fill the space with natural light. Neutral carpets underfoot add to the calm atmosphere, and there is ample space for bedroom furniture, making it a peaceful retreat at the rear of the home.

Bedroom 2 11'10" x 8'2" (3.62 m x 2.49 m)



The second bedroom is a second double bedroom with a neutral carpet and soft green walls that create a light and airy environment. A window overlooks the front of the property, allowing in plenty of daylight. This room is perfectly suited as a child's room, guest bedroom, or a home office.

Bathroom

A central family bathroom, fitted with a modern white suite comprising the fitted bathtub with an overhead shower, pedestal basin and low-level flush WC. Finished with stylish wood-effect flooring and large, neutral wall tiles to give a sleek finish.

Rear Garden

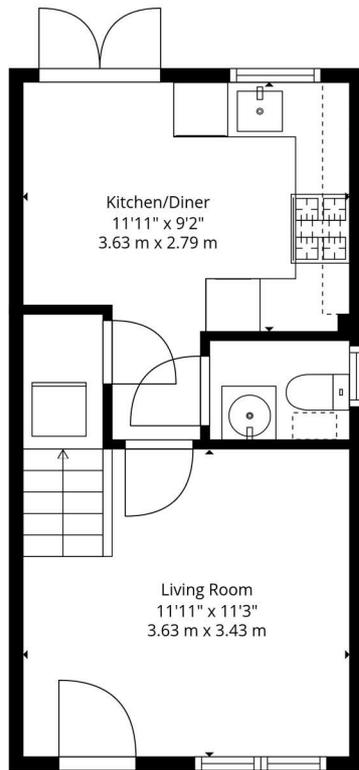


The South-facing, rear garden features a spacious patio area directly accessible via French doors from the kitchen/diner, ideal for outdoor dining and relaxing. Beyond the patio lies a well-maintained lawn bordered by wooden fencing that offers privacy. A garden shed is situated to one side, and the overall space is perfect for enjoying time outdoors, whether entertaining or gardening.

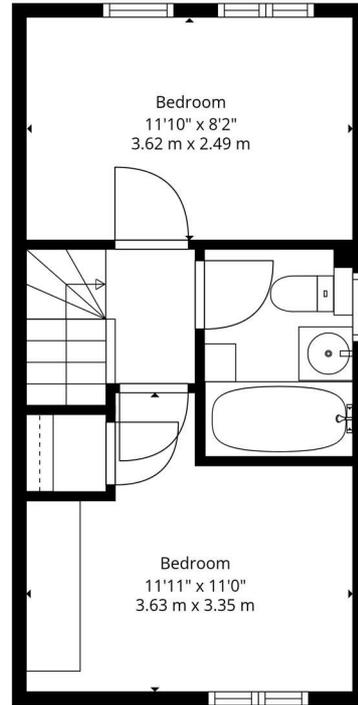
Agent Notes

Please note there is a Site Maintenance Fee of £160 per annum. Property still under NHBC warranty for 6 more years.

Floor Plan



Ground Floor



First Floor



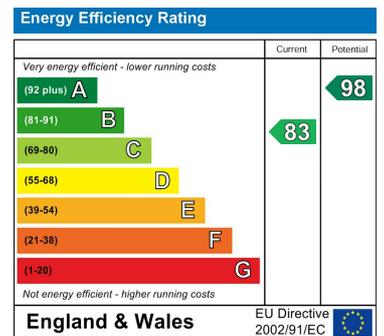
TOTAL: 590 sq. ft, 54 m2
 GROUND FLOOR: 295 sq. ft, 27 m2, FIRST FLOOR: 295 sq. ft, 27 m2
 EXCLUDED AREAS: UNDEFINED: 17 sq. ft, 2 m2, WALLS: 74 sq. ft, 8 m2

Measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.