



18 Way Field, Telford, TF1 6PA
Offers Over £280,000

Nestled in the charming area of Way Field, Leegomery, Telford, this immaculately presented end-terraced house offers a perfect blend of modern living and comfort. The house features four well-proportioned bedrooms, providing ample space for a growing family or those who desire extra room for guests or a home office.

One of the standout features of this property is the beautifully landscaped garden, which offers a serene outdoor space for relaxation and recreation. Whether you wish to host summer barbecues or simply enjoy a quiet moment in nature, this garden is sure to impress.

With its prime location in Telford, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is a true gem and is ready to welcome its new owners.

Hallway

Bright hallway with white wood-effect laminate flooring, access to the living room, kitchen diner and WC, understairs storage cupboard built with integrated plumbing and electrics to accommodate a washing machine and tumble dryer, radiator and ceiling light fittings.

Kitchen Diner

A contemporary kitchen featuring sleek white-fronted cupboards and drawers, complemented by stylish wood-effect countertops. Equipped with a range of integrated appliances, including a high-end Kaeg oven and microwave, a fridge-freezer, a gas hob with an overhead extractor hood, a dishwasher, and a one-and-a-half sink with a drainer. The adjoining dining area offers delightful views over the front of the property, framed by a large UPVC double-glazed window, creating a bright and inviting space.

Lounge

A cosy yet generously sized living room, beautifully decorated with a stylish touch and bathed in natural light. Sliding doors open seamlessly to the garden, creating a bright and airy atmosphere that enhances the room's inviting and relaxed ambiance.

WC

A well-proportioned toilet featuring a frosted UPVC double-glazed window for added privacy and natural light. The space is fitted with a modern basin, a low-level flush WC, an extractor fan, a radiator, and a ceiling light fitting, providing both functionality and comfort.

First Floor Stairs and Landing

Stairs leading to the first-floor landing. Airing cupboard housing the boiler and two ceiling light fittings.

Bedroom Two



Rear elevation double bedroom with a large double-glazed UPVC window, radiator and ceiling light fitting.

Bedroom Three

Front elevation small double bedroom, with a double-glazed UPVC window, radiator and ceiling light fitting.

Bedroom Four

Rear elevation single bedroom, currently serving as a dressing room, with a double-glazed UPVC window, radiator and ceiling light fitting.

Bathroom

Equipped with a fitted panel bathtub and an overhead shower unit, complemented by a tiled surround for a sleek finish. The bathroom also includes a low-level flush WC, a modern basin, and a chrome heated towel rail for added comfort. Additional features include an extractor fan, a frosted double-glazed UPVC window for privacy and light, and a ceiling light fitting, ensuring a bright and functional space.

Second Floor Stairs and Landing

Second staircase leading to third floor landing.

Master Bedroom



Occupying the top floor, this spacious double bedroom boasts an electric feature fireplace with a decorative mantel surround, adding character and warmth to the room. It is flooded with natural light from a double-glazed UPVC window overlooking the front of the property, along with an additional Velux window. The room also offers convenient under-eave storage and an en-suite for added comfort and privacy.

En-Suite

A well-sized en-suite featuring a modern tiled shower cubicle with a chrome shower unit, along with a sleek basin and low-level flush WC. The room also includes a storage cupboard housing the hot water tank, a Velux window that allows for natural light, an extractor fan, a chrome heated towel rail, and a light fitting, ensuring both functionality and comfort.

Garden



Beautifully landscaped, the garden features a central artificial grass area, complemented by patios at both the top and bottom. A stylish pergola extends over the patio, offering perfect coverage for a BBQ or seating area, ideal for outdoor entertaining. The space is equipped with electric plug sockets and an outdoor tap for added convenience. Access to the front of the property is provided via a side alley and wooden gate. At the front, a small, well-maintained grassed area can be found behind a wooden gate, currently used as a practical bin store.

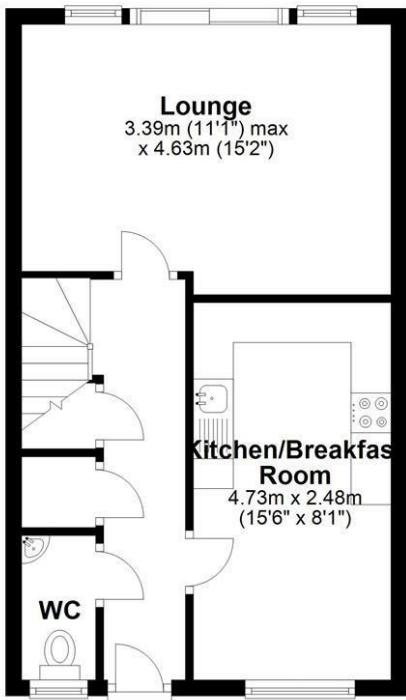
Driveway

Space for two cars to the front of the property.

Floor Plan

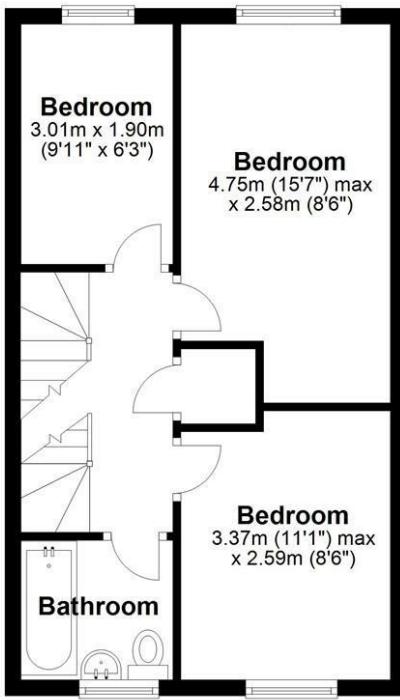
Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



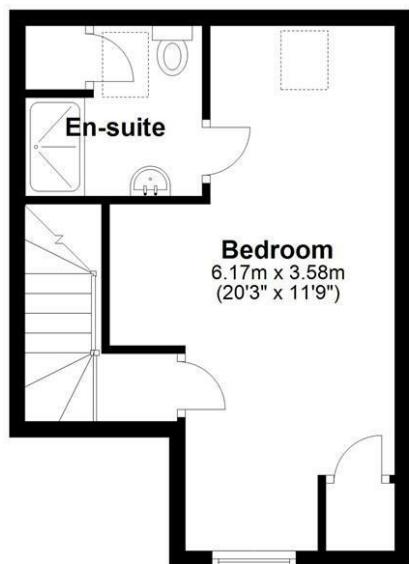
First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



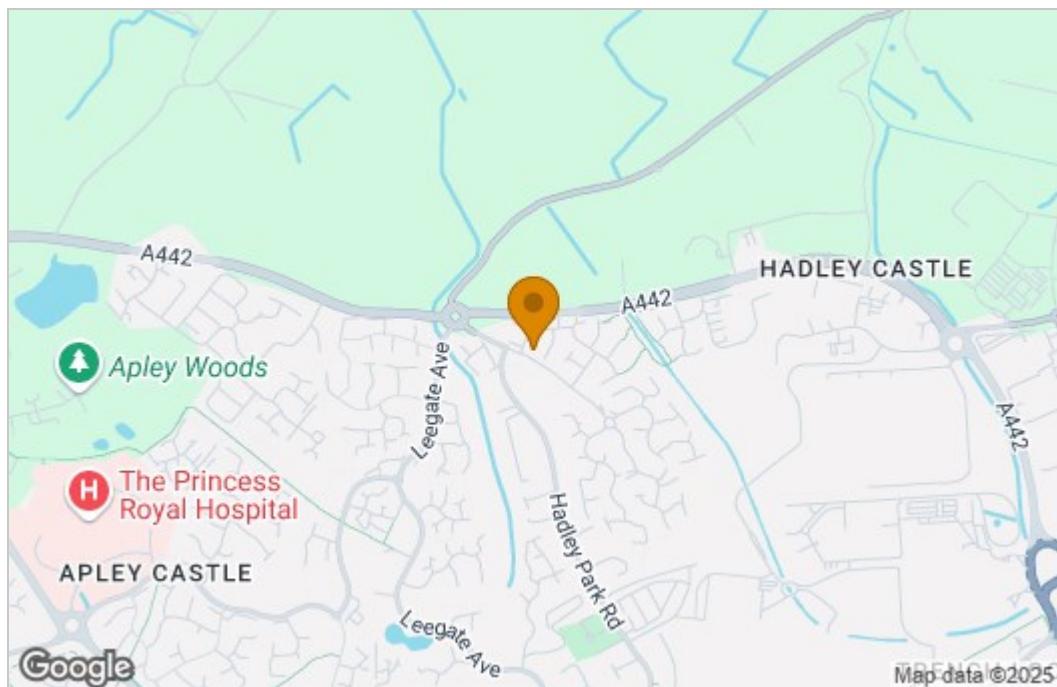
Second Floor

Approx. 27.6 sq. metres (297.5 sq. feet)

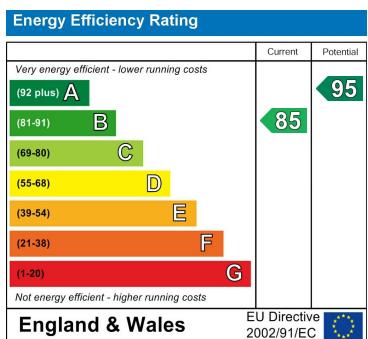


Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

Area Map



Energy Efficiency Graph



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