



**42 McCormick Drive, Telford, TF1 3LZ**  
**£260,000**

This well-presented, detached, three-bedroom home on McCormick Drive offers spacious living rooms and modern bathrooms, as well as a private garden and integrated garage. Being sold with no onward chain, this property is ready to move into and make it your home.

## Hallway

This welcoming hallway features neutral carpeting and white walls, creating a bright and inviting entrance. The staircase with a wooden banister leads to the first floor, and there is a radiator for added comfort.

## Kitchen 5'7" x 10'4" (1.71 m x 3.14 m)

The kitchen is fitted with a range of light wood cupboards and dark work surfaces, including an integrated oven and gas hob with an extractor above. The space is brightened by a window overlooking the outside, while the floor is laid with tile-effect flooring and white, part-tiled walls.

## Living Room 18'2" x 11'2" (5.53 m x 3.40 m)

The spacious living room boasts a neutral carpet and walls with a decorative dado rail. An electric feature fireplace with a cream surround adds a focal point, and large windows flood the room with natural light. Sliding doors lead into the conservatory, which has wood-effect flooring and is glazed on three sides, providing views over the rear garden.

## Conservatory 9'4" x 10'11" (2.83 m x 3.33 m)

The Victorian-style conservatory is a bright and inviting space. Wooden-effect flooring adds warmth, and double doors open out to the garden, creating a lovely spot to enjoy the outdoors from inside.

## Cloakroom

This convenient ground floor cloakroom features a WC and a modern basin with a vanity unit beneath. Light coloured tiles line the walls halfway up, complementing the pale flooring and a small frosted window provides natural light.

## Landing

Upstairs, the landing is lit by a window and has a traditional wooden balustrade in a warm wood tone. There is an airing cupboard and loft access.

## Bedroom One 11'8" x 9'5" (3.56 m x 2.86 m)

Bedroom One is a well-proportioned, double room with a soft neutral carpet and light walls. A window overlooking the front of the property lets in plenty of daylight, and two, double, built-in wardrobes offer practical storage. This bedroom benefits from an ensuite shower room.

## Ensuite

The ensuite shower room is fitted with a modern suite including a shower enclosure with both overhead and handheld units, WC and pedestal basin. Dark flooring contrasts with the pale walls and a window provides natural light and ventilation.

## Bedroom Two 9'5" x 10'9" (2.87 m x 3.27 m)

Bedroom Two offers neutral decor and carpeting with a window overlooking the rear of the property. It is a comfortable size for a double bed or a variety of other uses.

## Bedroom Three 8'4" x 10'8" (2.54 m x 3.26 m)

Bedroom Three is a good-sized single bedroom with a neutral carpet and pale painted walls. A window looks out to the rear of the property.

## Bathroom

This generous family bathroom is fitted with a white suite, including a fitted bathtub, a WC and a pedestal basin. The dark tile floor contrasts with the white tiling on the walls and a frosted window allows natural light.

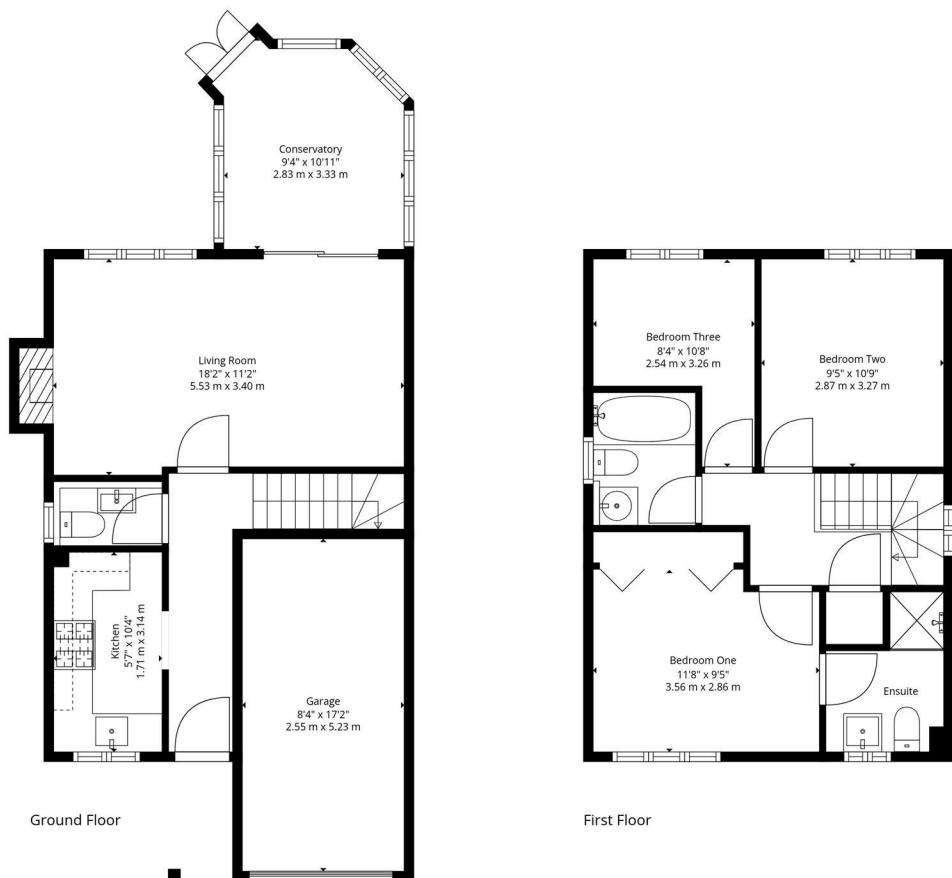
## Rear Garden

The rear garden features a lawn bordered by fencing and a paved patio area. The conservatory opens directly onto the patio, providing a pleasant connection between indoor and outdoor living. The garden is private and ideal for relaxing or outdoor activities.

## Front Exterior

The front exterior shows a traditional brick detached home with a garage and driveway providing off-road parking. The driveway is bordered by a small lawn and a tree, set in a quiet residential street.

## Floor Plan



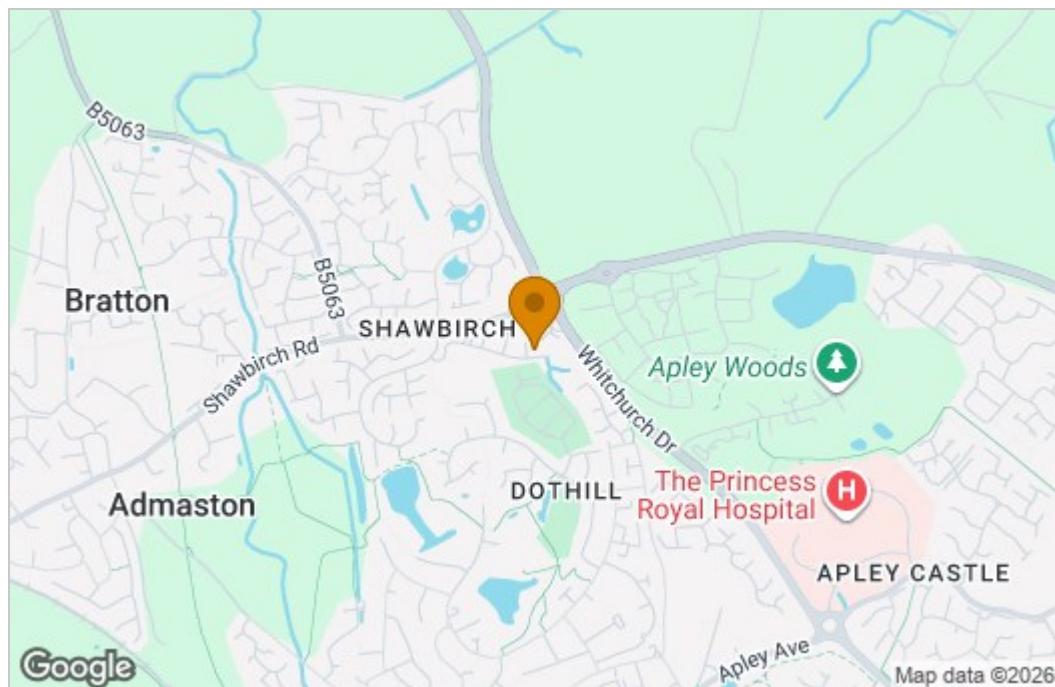
**TOTAL: 914 sq. ft, 85 m2**

GROUND FLOOR: 454 sq. ft, 42 m2, FIRST FLOOR: 460 sq. ft, 43 m2

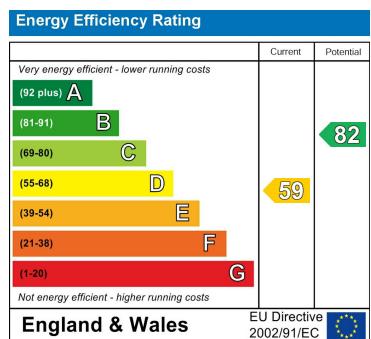
EXCLUDED AREAS: PORCH: 20 sq. ft, 2 m2, PATIO: 134 sq. ft, 12 m2, GARAGE: 143 sq. ft, 13 m2, FIREPLACE: 9 sq. ft, 1 m2, WALLS: 118 sq. ft, 11 m2

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



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