



## **1 The Cottage Gardens, Telford, TF2 8FA**

**Price £180,000**

A real gem. Forming part of this recent development of a small number of homes this two bedroom house is sure to be popular. The two double bedrooms are complimented by a modern bathroom, good sized kitchen diner, great outdoor space & allocated off-road parking. Viewing is essential.

### Front Exterior

The front exterior presents a charming semi-detached home with a brick and cream facade. A small paved pathway leads to the front door, which is sheltered by a canopy, while a brick wall defines the boundary and provides privacy.

### Lounge 12'6" x 7'10" (3.80m x 2.40m)

This cosy lounge offers a comfortable and inviting space, featuring a front-facing window that fills the room with natural light. The neutral carpet and walls provide a calm backdrop, ideal for relaxing or entertaining.

### Kitchen/Dining 12'6" x 7'10" (3.80m x 2.40m)



The kitchen/dining area is bright and practical, equipped with modern units and work surfaces in a sleek finish. It features an integrated oven and hob with an extractor above, a stainless-steel sink, and plenty of space for a dining table. French doors open out to the garden, enhancing the room's sense of space and light with tiled flooring that complements the clean, contemporary design.

### WC 7'7" x 4'11" (2.30m x 1.49m)

This ground floor WC is neatly arranged with a white suite comprising a toilet and a pedestal basin, alongside a wall-mounted mirror. The light neutral decor and tiled flooring create a clean and fresh environment.

### Bedroom 1 12'6" x 7'10" (3.80m x 2.40m)

Bedroom 1 is a bright room featuring a large window that allows natural light to fill the space. Painted feature wall and carpeted flooring create a restful atmosphere, while built-in wardrobes with mirrored sliding doors offer ample storage space, adding to the room's practicality.

### Bedroom 2 10'2" x 7'10" (3.10m x 2.40m)

Bedroom 2 is a comfortable room with a window that captures daylight and a neutral carpet that adds warmth., decorated with colourful walls.

### Bathroom



The bathroom is fitted with a white suite including a bath with a shower above, a toilet, and a basin set against tiled walls. The subtle decorative border on the tiles adds a touch of style to this practical room, which is finished with a dark wood-effect floor.

### Rear Garden

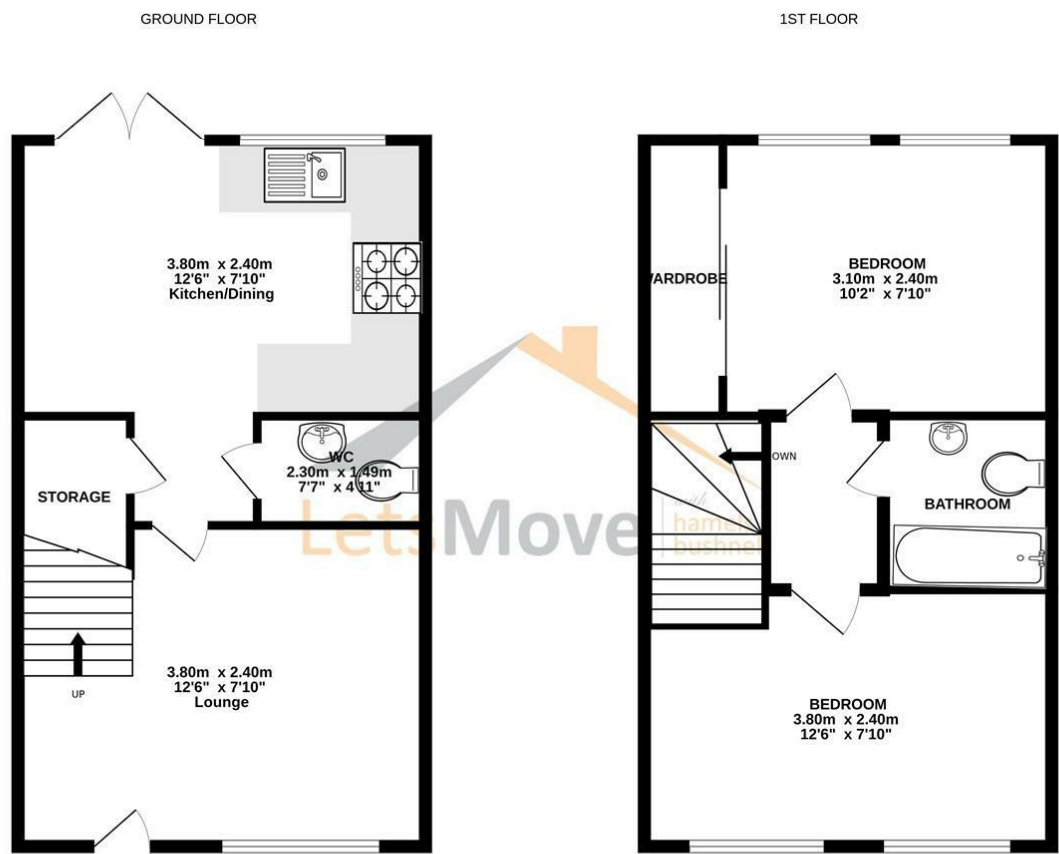
The rear garden is enclosed by wooden fencing and offers an easily maintained area alongside a paved patio, creating a private outdoor space suitable for relaxing or entertaining. There is also an additional small area at the side of the property, providing extra outdoor space and access to the front.

### Agent Notes

It is worthy of note that this property will be tenanted until 21/11/25. There is an annual management fee for the upkeep of the communal areas. Internal decoration varies from the photos.

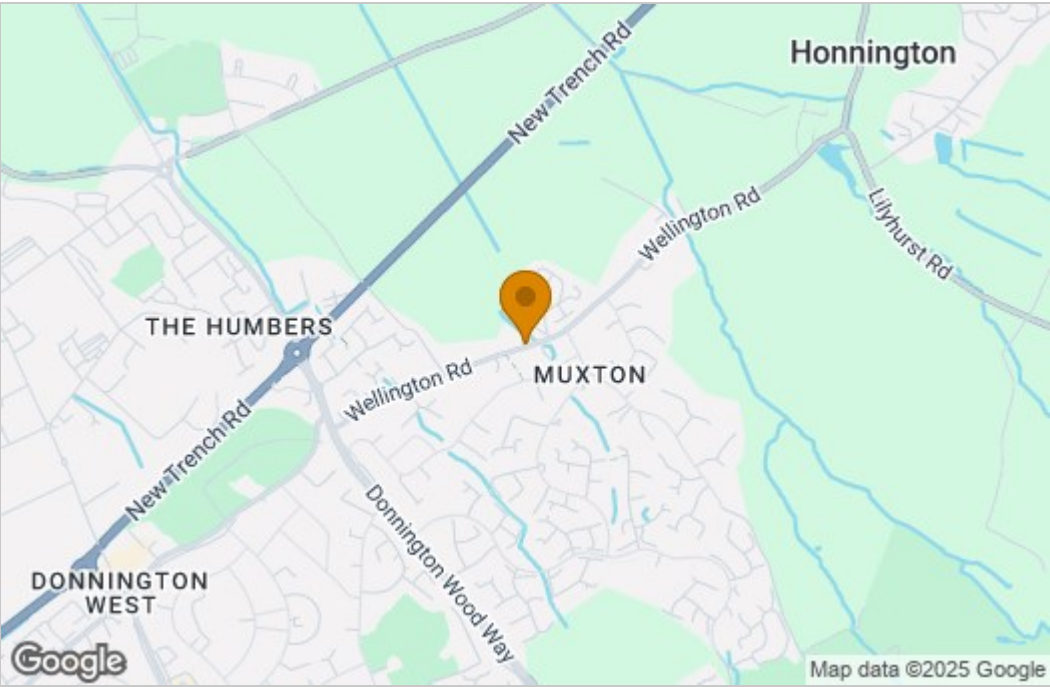


Floor Plan

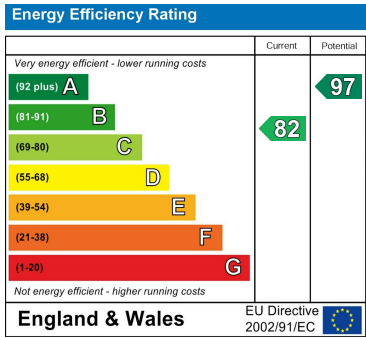


Measurements are approximate. Not to scale. Illustrative purposes only.  
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Area Map



Energy Efficiency Graph



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