



## **61 Smallwood, Telford, TF7 4HN**

**£775 PCM**

A spacious end of terraced home in this established residential area in South Telford. Just a short distance away from the Telford Hotel and Gold Course, the flexible accommodation offers **THREE BEDROOMS** (two upstairs and one downstairs), the living space enjoys a through hall, cloakroom, good size dining kitchen and very spacious lounge, with French doors out onto the rear garden.

Well placed for the local amenities in Sutton Hill (along with Schools) plus the more extensive facilities on offer at Madeley Centre are only a 10 minute drive away.

**Hall**

**Cloakroom**

**Ground Floor Bedroom**

**Kitchen Dining Room**

**Spacious Lounge**

**Bedroom 2**

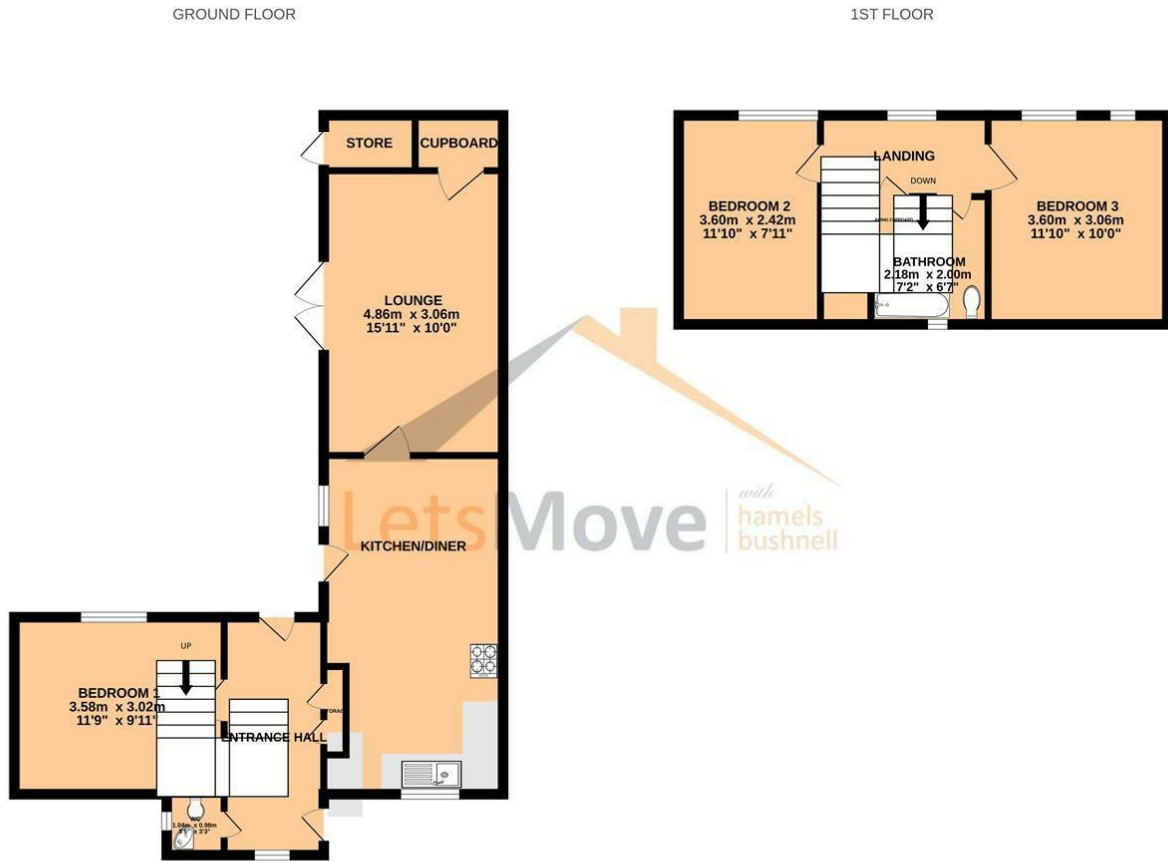
**Bedroom 3**

**Bathroom**

**Enclosed Rear garden**

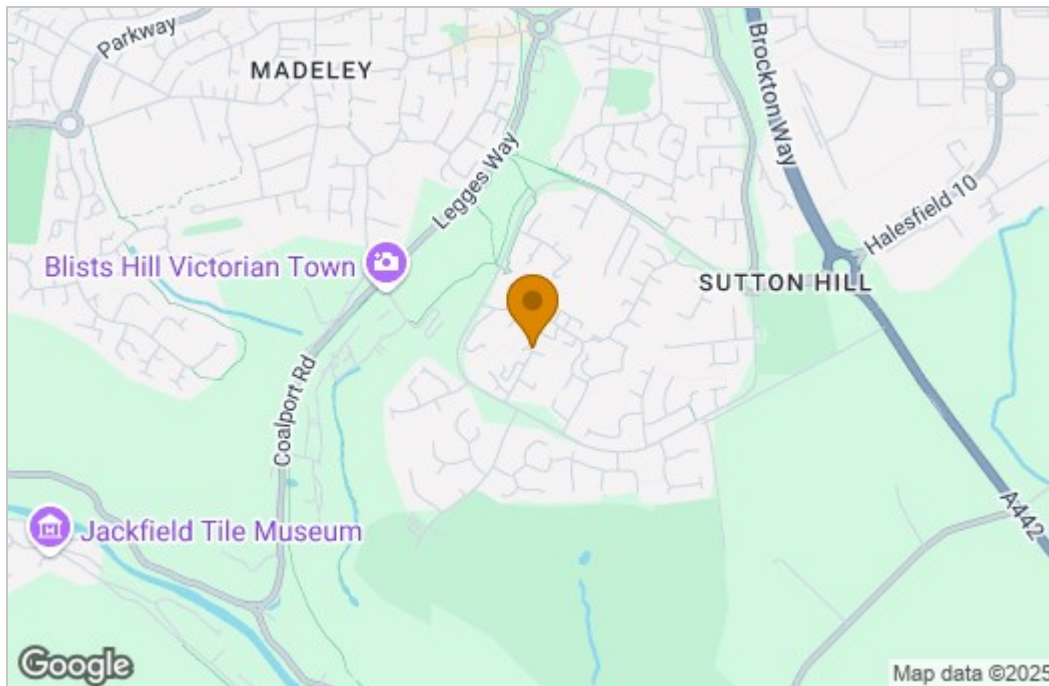


# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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