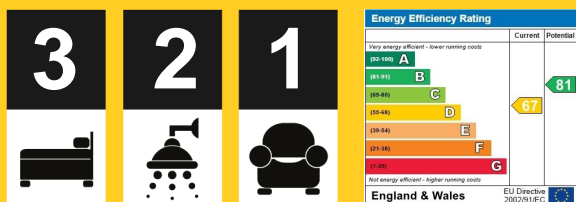




**105 Stonedale, Sutton Hill,  
Telford, TF7 4AW**



**£90,000**

The ideal first home or a great addition to a portfolio, Butters john Bee are pleased to offer this extremely well presented three bedroom property located in a popular residential area in Sutton Hill. The property briefly comprises: spacious living room with open plan kitchen diner and cloakroom to the ground floor. Three good sized bedrooms with bathroom and separate wc to the first as well as enclosed rear garden

**To view: 01952 204420**  
**telford@bjbmail.com**



## Entrance

UPVC door leads in to a spacious entrance with storage cupboard inside and out, vinyl flooring with two floor to ceiling double glazed windows

## Living Room 18'4" x 76'1" (5.6 x 23.2)

Spacious living room recently decorated in neutral tones with feature wall and mantle. Two large double glazed windows to the front and rear elevations flood the property with natural light. Carpeted flooring is new throughout.

## Kitchen/Diner 18'4" x 8'10" (5.6 x 2.7)

Open plan kitchen/diner with a range of matching beech effect eye level and base units, stainless steel extraction above a void for cooker, stainless steel sink with ample work top space. Double glazed windows to the front and rear elevation tastefully decorated with a printed wallpaper and vinyl flooring throughout

## WC 3'7" x 3'3" (1.1 x 1)

Fitted white suite comprising mounted wash basin and low level wc with vinyl flooring

## Landing

Stairs are located to the rear of the property and lead up to a spacious landing. There are three storage cupboards as well as boiler cupboard that houses a brand new Combi boiler. All rooms lead off

## Bedroom 12'2" x 12'2" (3.7 x 3.7)

Generous L shaped double bedroom with small built in cupboard, double glazed window to the rear elevation and new carpeted flooring. Tastefully decorated with feature wall

## Bedroom 14'1" x 8'10" (4.3 x 2.7)

Another generous double with built in wardrobe, neutral decor with newly fitted carpet and double glazed window to the rear elevation

## Bedroom 10'6" x 6'7" (3.2 x 2)

Large single/small double bedroom with built in wardrobe with feature wall, newly carpeted flooring and double glazed window to the front elevation

## Bathroom 5'7" x 5'3" (1.7 x 1.6)

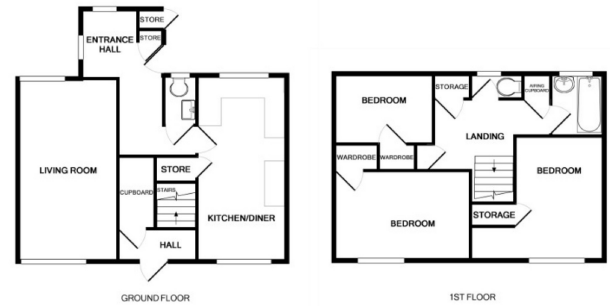
Fitted white suite comprising bath with new over head electric shower and pedestal wash basin, privacy double glazed window with vinyl flooring

## WC 5'3" x 2'4" (1.6 x 0.7)

Separate low level wc with vinyl flooring

## Outside

To the rear of the property is an enclosed garden with brick outhouse and gate that leads out to the communal parking to the rear of the property. There is a small front garden mainly laid to lawn with path leading to the front door



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Made with Metropix 02019



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