



Shawfield Close, Sutton Hill, Telford

£150,000 Leasehold

4 bedroom terraced house for sale

Description

4 Bedroom terrace Townhouse which offers flexible and spacious family accommodation. Downstairs there is an entrance hallway, downstairs wc, open plan lounge/diner/kitchen, to the first floor an additional good size living room, bedroom 2 and bedroom 3 with balcony, to the second floor bedroom 1, bedroom 4 and bathroom, front and rear gardens.

Council Tax Band: B

Tenure: Leasehold (89 years)

Ground Rent: £35 per year

Service Charge: £0 per year

It is our understanding that there are no Service charges applicable with this property, any interested parties will need to seek independent legal clarification.

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



Tenure

Leasehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
 Courtney Downing Estates Ltd - Head Office
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,
 Telford, Shropshire TF2 9FT
 Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website:

