Coleman Estates
1998







11 Sherwood Close, Telford - TF5 0LB

£460,000 Freehold

A warm welcome awaits at this spacious and immaculately presented, 4-bedroom detached family residence, nestled in an enviable and cul-de-sac position and overlooking open fields to the rear, yet within easy reach of local amenities and transport links.

Council Tax band: D EPC Rating: C





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Occupying a substantial wrap-around plot, this family home combines generous living space with high-specification features, creating a superb environment for modern family life and entertaining.

Benefitting from a garage and driveway parking, the property stands behind a gravelled frontage, offering further parking space.

At the heart of the home lies a stunning open-plan kitchen and dining space, beautifully appointed with quartz work surfaces, an extensive range of integrated appliances, twin wine fridges, a pull-out larder and a central island, making it the perfect hub for everyday living and social occasions alike. The impressive lounge is a true standout feature, enhanced by a vaulted ceiling, ambient lighting, integrated projector and Dolby 5.1 surround sound system, creating the ultimate cinema and entertainment space. Expansive stack-and-slide doors open directly onto the patio, seamlessly blending indoor and outdoor living.

Further versatility is provided by a spacious study/2nd reception room and is ideal for home working or family use. Modern comforts include air conditioning to both ground and first floors, ensuring year-round comfort throughout the property.

A staircase in the hallway rises to the first floor, where there are 4 attractive bedrooms. Bedrooms one, two and three are all generous doubles, the first having plenty of streamlined fitted wardrobe space. Bedroom three is a single. The house bathroom comprises a bath, separate shower cubicle, basin and WC.

The beautifully landscaped gardens are undoubtedly one of the property's greatest attractions. Extending around the side and rear, the grounds feature expansive lawns, mature specimen trees, colourful planting, vegetable beds, a charming pond, extensive Indian sandstone patios and entertaining area. Whether hosting summer gatherings, enjoying family time outdoors or simply relaxing in peaceful surroundings, the outdoor space offers something for everyone.

Immaculately presented throughout and thoughtfully enhanced by the current owners, this turnkey home offers spacious accommodation, exceptional entertaining areas and a highly sought-after Shawbirch location. Early viewing is strongly recommended to fully appreciate everything this outstanding home has to offer.



GROUND FLOOR:

Entrance Hallway

Study
19' 5" x 11' 11" (5.92m x 3.64m)

Lounge
21' 9" x 12' 10" (6.64m x 3.90m)

Kitchen/Dining Room
20' 1" x 12' 11" (6.11m x 3.93m)

Conservatory
10' 7" x 9' 3" (3.23m x 2.81m)

Cloakroom



FIRST FLOOR:

Bedroom One
12' 11" x 12' 2" (3.93m x 3.70m)

Bedroom Two
11' 9" x 9' 7" (3.58m x 2.92m)

Bedroom Three
11' 9" x 9' 6" (3.58m x 2.90m)

Bedroom Four
12' 11" x 6' 11" (3.93m x 2.12m)

Bathroom
8' 8" x 6' 0" (2.63m x 1.83m)



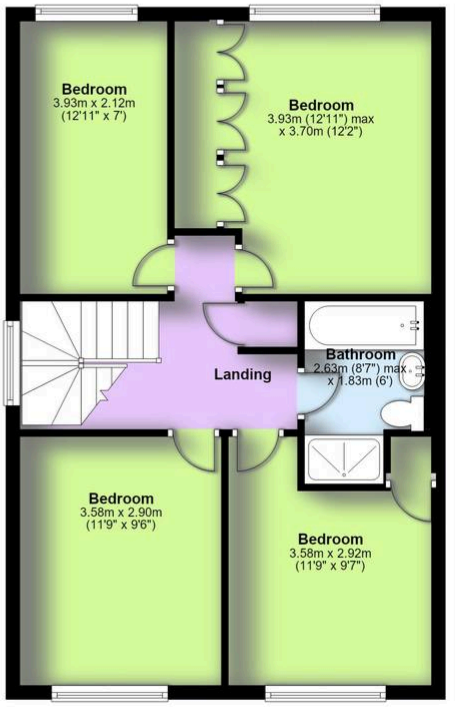
Ground Floor

Approx. 94.6 sq. metres (1018.7 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 151.2 sq. metres (1627.7 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.



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