



HJ52 ZSX

# Chapmans Close, Stirchley, Telford

£425,000 Freehold

5 bedroom detached house for sale

## Description

5 Bedroom detached house with 4 reception rooms !  
The house comprises : Block paved driveway providing ample parking, entrance lobby, lounge, dining room, reception 3, reception 4, breakfast kitchen, utility and downstairs wc, to the first floor there are 5 bedrooms, En-suite to the main, and a family bathroom, the garden is mainly laid with astro turf and houses a log cabin with open fire, and a summer house with 5 seat Jacuzzi.

Council Tax Band: C

Tenure: Freehold

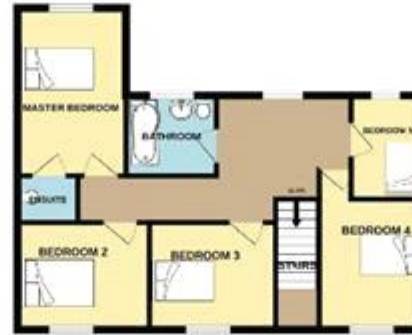
## Tenure

Freehold





GROUND FLOOR



1ST FLOOR



BACK GARDEN

FOR GUIDANCE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
72		83	

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<sub>2</sub>).

Viewing by appointment only  
 Courtney Downning Estates Ltd - Head Office  
 Courtney Downning Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,  
 Telford, Shropshire TF2 9FT  
 Tel: 07792936415 Email: [courtney@courtneydownningestates.co.uk](mailto:courtney@courtneydownningestates.co.uk) Website:

