





# Oleander Close, The Rock, Telford

£199,950 Freehold

2 bedroom semi-detached house for sale

## Description

We are delighted to present this immaculately presented 2-bedroom semi-detached home, located in the sought-after area of The Rock, Telford. This property offers a perfect combination of style, comfort, and practicality, making it ideal for first-time buyers, small families, or downsizers.

Inside, the home features a bright and welcoming living space and a modern fitted kitchen. Upstairs, there are two generously sized double bedrooms and a well-appointed family bathroom. The property has been maintained to an exceptional standard throughout, meaning it is ready to move straight into.

Externally, the home benefits from a private driveway providing off-road parking. The rear garden is beautifully presented and includes a unique bonus – a separate office room and a utility room, both housed in a quality garden outbuilding, perfect for working from home or additional storage.

Council Tax Band: B

Tenure: Freehold

Parking options: Driveway, EV Charging

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains



Sewerage: Mains

Tenure

Freehold

6 Oleander Close The Rock, Telford, TF35EF  
For Guidance Only



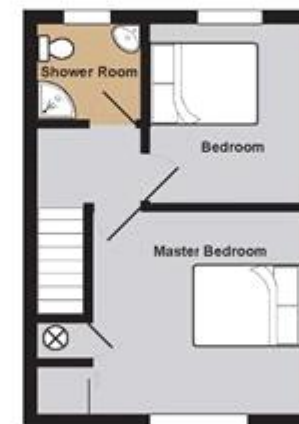
Ground Floor

First Floor

Out Building



Ground Floor



First Floor



Out Building





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