

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
23 Old Park Road, Ketley Bank, Telford, Shropshire, TF2 0DG



**Offers in  
Excess of  
£267,500**

**Excellently Spacious Three Bedroom Semi Detached Property with detached garage, spacious driveway and enclosed garden. Providing approximately 103.7 sq metres ( 1116.0 sq feet ) Situated within a much sought after mature residential area and positioned off Main Road, a short distance from the greyhound roundabout and within easy reach by car to Oakengates centre, the Telford Town Centre, Telford Train Station, perfect local road network connections and M54 link.**

**Comprising: Modern integrated kitchen, ground floor wc, hallway, dining room with log burning stove, lounge with feature fire place and log burning stove, cellar, gas central heating and double glazing. First floor: Excellently sized main bedroom, second and third bedrooms of good size, family bathroom. Detached garage, spacious block paviour driveway suitable for a number of vehicles, gated access leading to excellently sized enclosed gardens with great views to the rear of the property with patio and lawn area.**

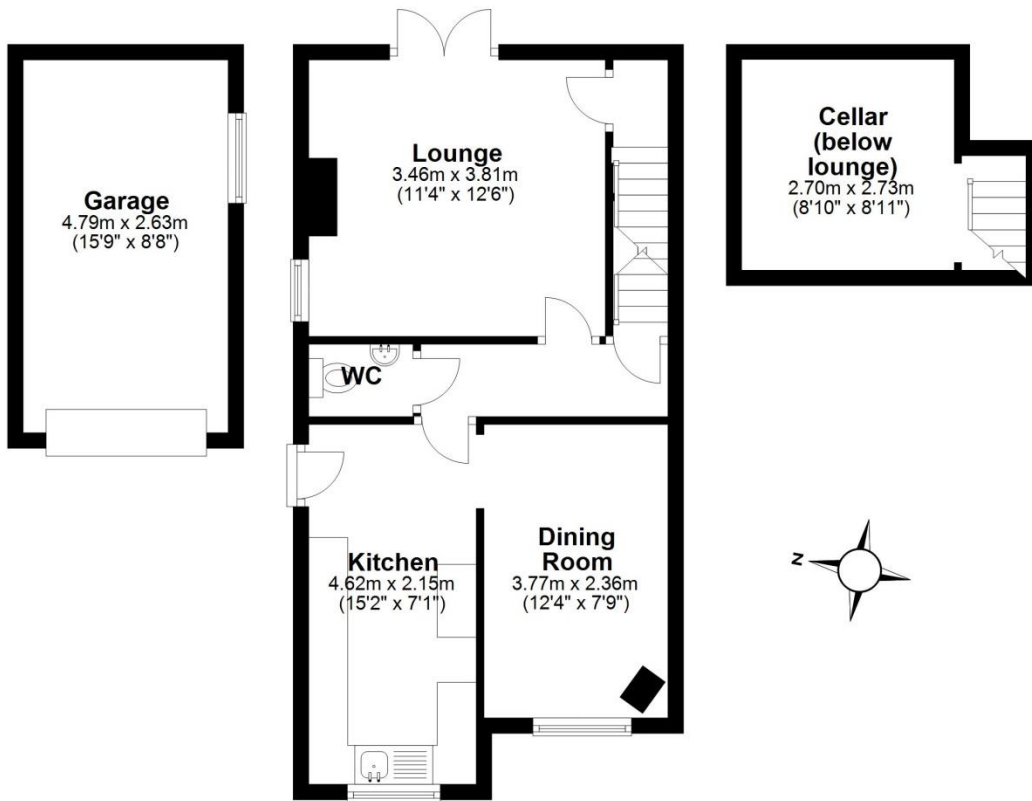
**Sales  
01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)**

**Lettings  
01952 505505**

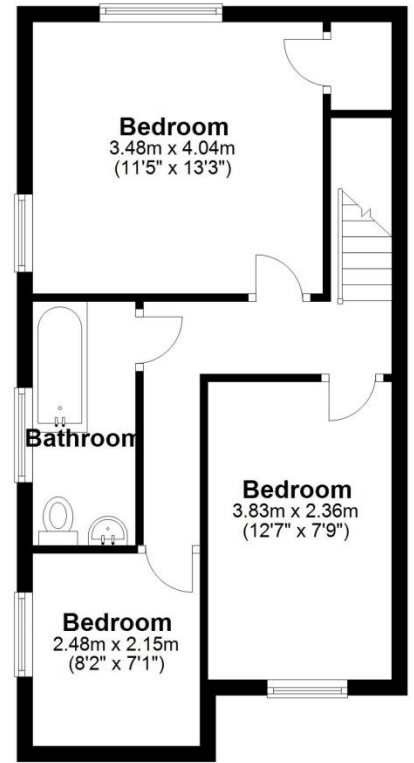
## Ground Floor

Approx. 61.8 sq. metres (665.3 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 103.7 sq. metres (1116.0 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band B</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

25 May 2023

