

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

4 Sandbrook, Ketley, Telford, Shropshire, TF1 5BB



**Offers in the
Region Of
£165,000**

**A Three Bedroom Semi Detached Property with enclosed gardens
Total living area is approximately 78.1 sq meters (840.2 sq Feet)**

Situated within a well established mature residential area with excellent access to the local main road network and close by is the M54 J6. Local shops, public house and the Wrekin retail park is nearby with a wealth of shops and Tesco superstore.

Comprising: Reception hallway, spacious lounge with feature fireplace and patio doors opening onto the rear garden, modern fitted kitchen, utility/store, gas central heating and double glazing First floor: Excellent size main bedroom, second and third bedrooms also of good size, bathroom with shower over the bath and a separate wc. Enclosed front lawn area with pathway leading to the rear enclosed garden with lawn area and patio.

No Upward Chain.

**Sales
01952 641111**

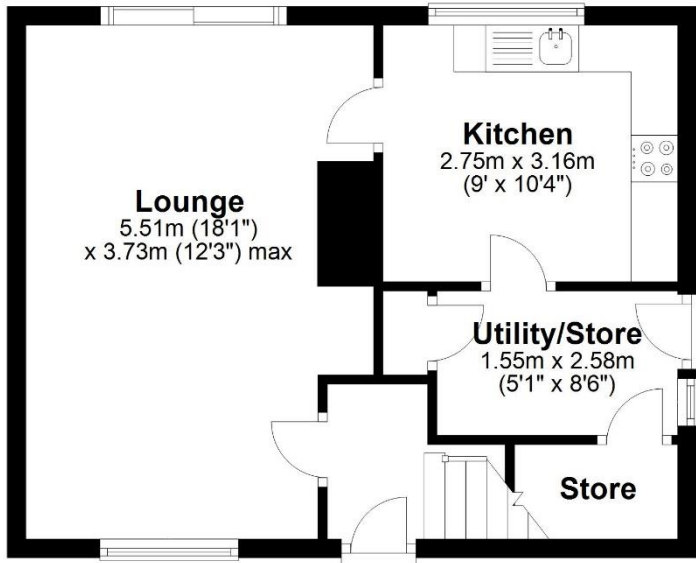
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

**Lettings
01952 505505**

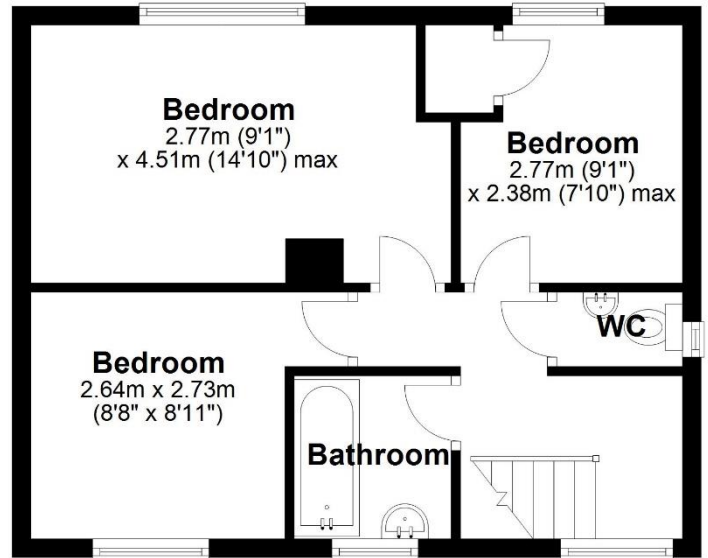
Ground Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Total area: approx. 78.1 sq. metres (840.2 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band A
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.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.
Viewing Arrangements	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.

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

09 July 2023

