

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
35 Bloomfield Crescent, Doseley, Telford, Shropshire, TF4 3FL



Offers in  
Excess of  
£435,000

A perfectly presented, excellently spacious Four Bedroom Detached Property with detached garage, driveway and enclosed garden. Providing approximately 148.3 sq meters ( 1596.1 sq Feet ) of living space The property is positioned on the very edge of a much sought after newly developed residential area, occupying an enviable position along a private driveway servicing a small number of houses. Easy access to the main road network and local schools

Ground floor: Through hallway, study, spacious lounge. Open plan modern integrated kitchen/dining room with French doors opening onto the rear garden area, utility and ground floor wc. Gas central heating and double glazing. First floor: Main bedroom with two built in wardrobes and en-suite shower room, three further very good sized bedrooms and family bathroom with bath and separate shower. Outside: Small garden area to the front of the property, driveway, detached garage, side gated access to the rear enclosed garden with decorative shale area, patio and lawn.

Annual Service Charge of £185.22

**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



Total area: approx. 194.9 sq. metres (2098.1 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band E</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 06 September 2023

