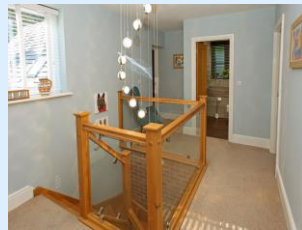


# HARWOOD

## THE ESTATE AGENT

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

Woodland House, Sunnyside Road, Ketley Bank, Telford, Shropshire, TF2 0AA



Offers in  
Excess of  
£550,000

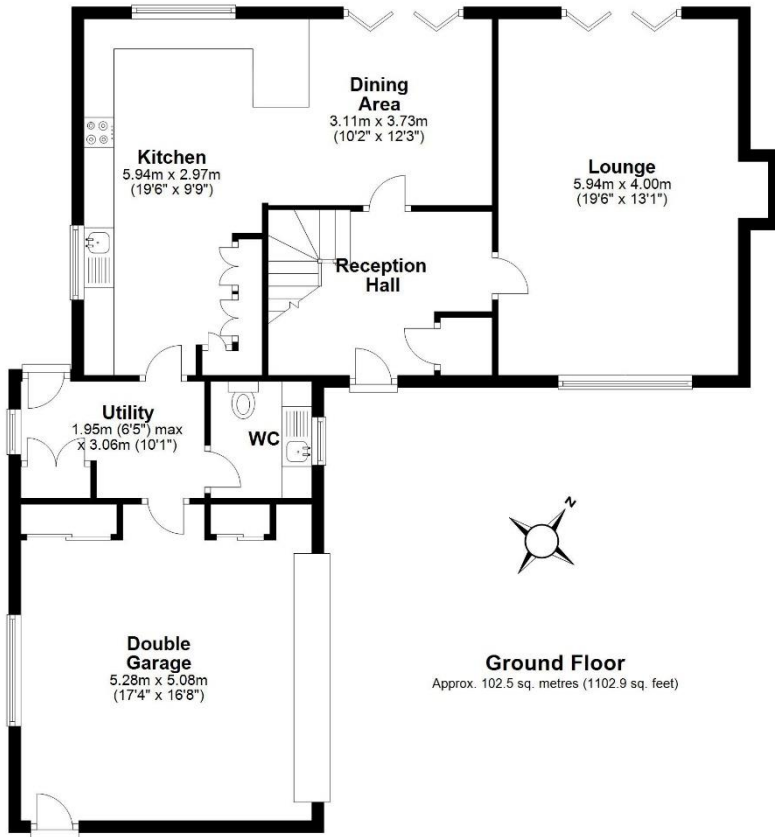
A beautifully presented unique character rich modern Four Bedroom Detached Property with double garage, gravel driveway and enclosed private gardens

Providing approximately 194.9 sq metres ( 2098.1 sq feet ) of wonderful flexible living accommodation Built by the current owner with a wealth of modern features including ground floor under floor heating, google voice activated lighting and integrated home vacuum system The Property is located within a much sought after mature and well established area, a short drive away is the Oakengates centre, the Telford Town Centre, Telford Train Station, perfect local road network connections and M54 link. Ground floor:: Reception hall with solid oak glass panel staircase, expansive lounge with feature fireplace with log burner and bifold doors opening to the rear garden. Excellently spacious, modern and stylish integrated kitchen including Neff appliances, instant boiling water tap and ample storage. Utility, ground floor wc and dining area also with bifold doors, opening to the rear garden. Gas central heating and double glazing First floor: Primary bedroom of excellent size with open plan bath area, separate en-suite shower room and built in wardrobes. Guest bedroom with en-suite shower room and open plan bath area. Bedrooms three and four are both of very good size and additional family shower room. There is a boarded roof space area that would be ideal for a number of potential uses such as dressing area or office space. Outside: Gated entrance to enclosed private gravel driveway, double garage with electric auto doors, side gated access leading to the rear enclosed private garden with patio areas, lawn and wooden decking area with raised decorative shale borders.

**Sales**  
**01952 641111**

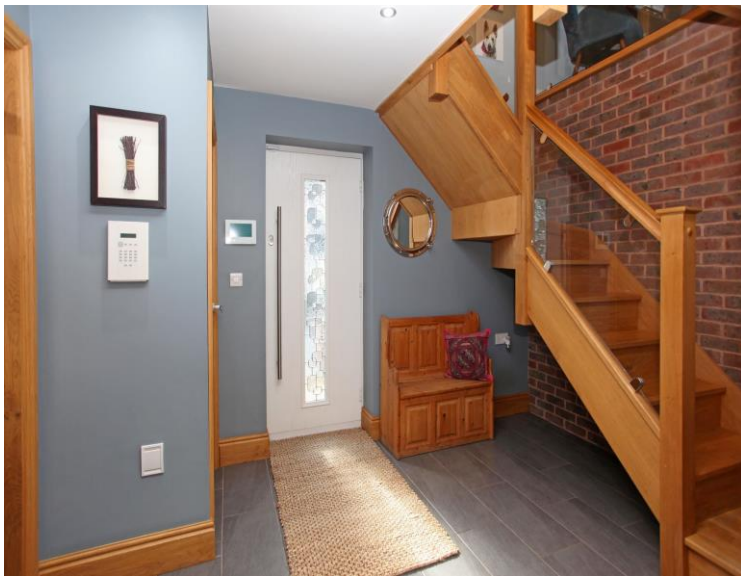
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**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.