

HARWOOD

THE ESTATE AGENT

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

38 Abelia Way, Priorslee, Telford, Shropshire, TF2 9TJ



**Offers in
Excess of
£280,000**

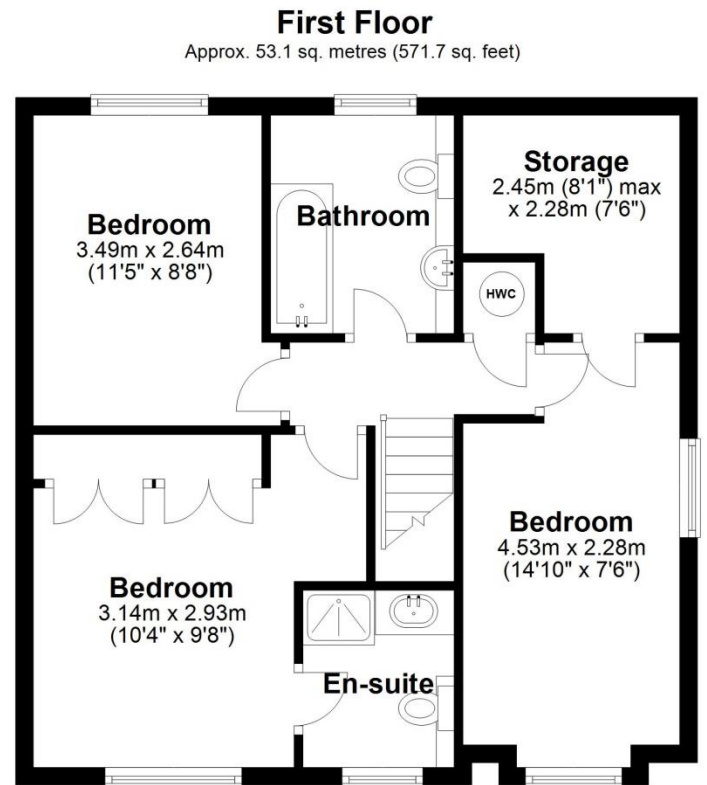
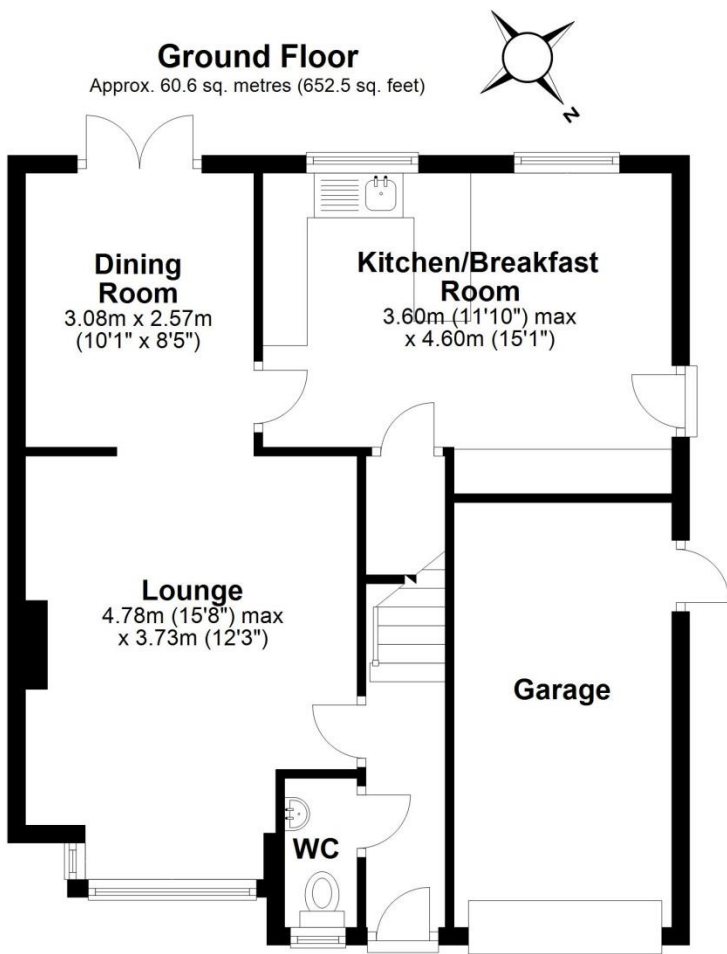
Excellent located Three Bedroom Detached Property with garage, driveway and rear garden. Providing 113.7 sq meters (1224.2 sq feet) of excellent accommodation. Situated within the prestigious and much sought after residential area of Priorslee, with excellent access to the local main road network, M54 link, local schools. Also within a short distance of the Telford Town Centre and Telford Train Station. Ground floor: Hallway, ground floor wc, Kitchen/Breakfast room, spacious lounge, separate dining room with French doors opening onto the rear patio area. First floor: Main bedroom with built in wardrobe's and en-suite shower room, bedroom two and three of very good size, family bathroom, gas central heating and double glazing. Driveway, garage and side access gate leading to enclosed garden with patio and lawn area. No Upward Chain.



Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordstateagent.co.uk

Lettings
01952 505505



Total area: approx. 113.7 sq. metres (1224.2 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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 24 October 2023

