

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
12a The Rock, The Rock, Telford, Shropshire, TF3 5AB



Offers in  
Excess of  
£425,000

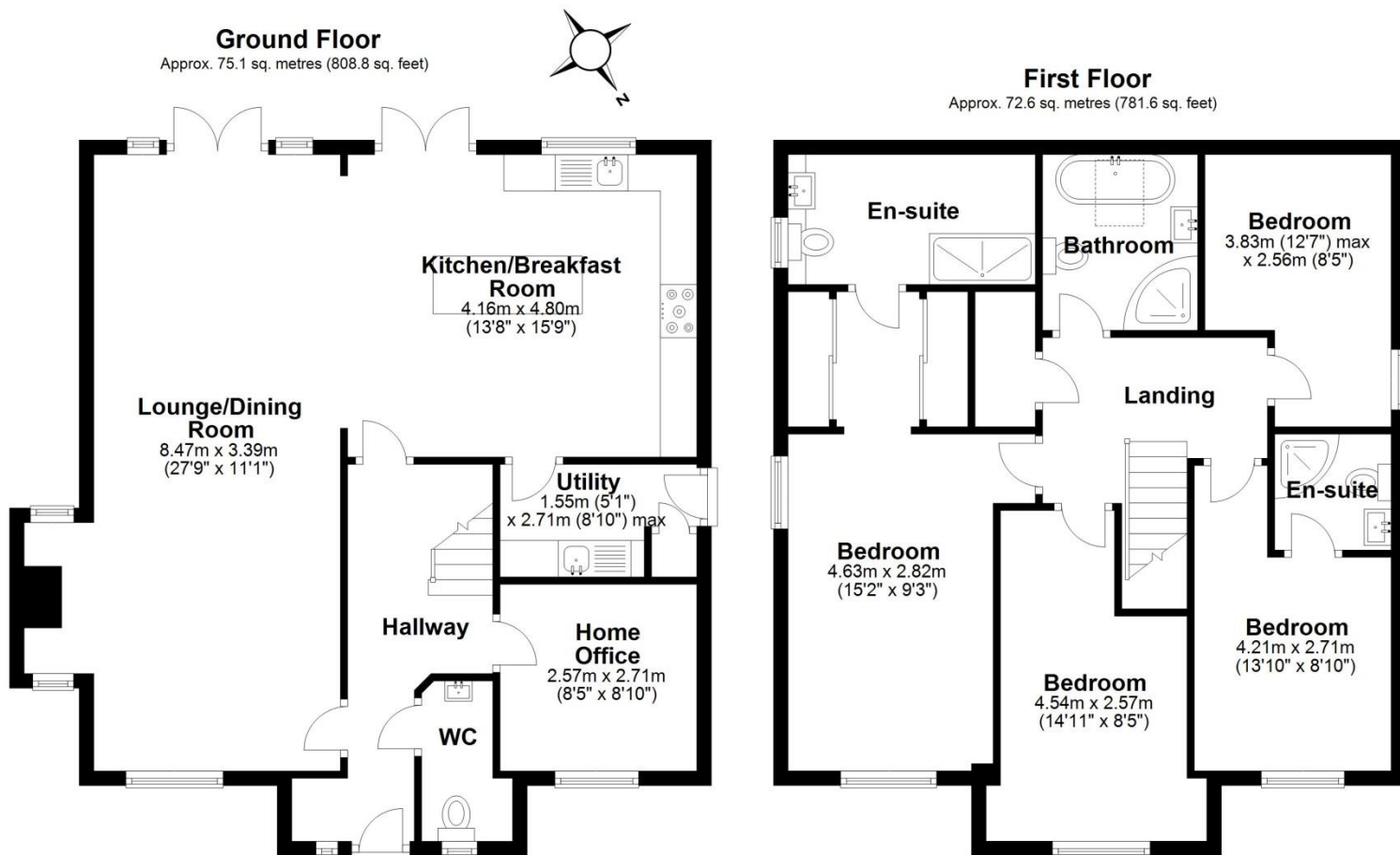
Excellently presented bespoke executive style newly built Four Bedroom Detached Property Providing approximately 147.7 sq metres ( 1590.4 sq feet ) of excellently spacious living space A thoughtfully designed and beautifully presented property with many features and charm . A wonderful added feature is the bespoke twisted chimney. Situated within a much sought after area, perfectly located for the Telford Town Centre, Telford Train Station, M54 link and local road network connections.

Ground floor: Entrance porch, inner hallway, ground floor wc, home office room, expansive lounge/dining room with feature brick inglenook fireplace and French doors, attractive open plan integrated kitchen, utility room, gas central heating and double glazing. First floor: Primary bedroom with dressing area and spacious en-suite shower room, guest bedroom with en-suite shower room, two further good sized bedrooms. and family bathroom with role top bath and separate corner shower. Excellently spacious driveway suitable for a number of vehicles, lawn areas and patio.

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band New Build Awaiting conformation</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 27 January 2024

