

HARWOOD

THE ESTATE AGENT

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

16 Stratford Park, Trench, Telford, Shropshire, TF2 7DR



Fixed
£325,000

Perfectly presented, Three bedroom Detached Bungalow with en-suite shower room, driveway, garage and enclosed garden
Providing approximately 106.7 sq meters (1148.2 sq feet) of modern wonderful living space

Excellently located within a well-established residential area, positioned within a cul-de-sac and with excellent access to the local main road network. A short distance to local shops, schools and amenities. Comprising: Through hallway, lounge with patio doors opening into the conservatory. Newly fitted modern integrated kitchen/breakfast room, gas central heating, double glazing and solar panels. Primary bedroom with en-suite shower room, two further good sized bedrooms and separate main shower room. Garage, block paved driveway and frontage, side gated access leading to low maintenance enclosed rear garden.

Sales
01952 641111

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

Lettings
01952 505505



Ground Floor
Approx. 106.7 sq. metres (1148.2 sq. feet)

Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band C
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 08 February 2024

