

# HARWOOD

## THE ESTATE AGENT

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

8 Lloyd Grove, Shifnal, Shifnal, Shropshire, TF11 9AS



Offers in the  
Region Of  
£450,000

Excellently positioned, Perfectly presented, Spacious Four Bedroom  
Detached Property with detached double garage, driveway and enclosed garden.

Providing approximately 162.8 sq meters ( 1751.9 sq Feet ) of wonderful living space.

Located within a highly desired and much sought after modern residential area, the property is positioned a short distance from the Shifnal high street offering a wealth of local shops, cafes, services and amenities. Local train station, along with excellent local road network links including the M54 J4 is only a short drive away. Ground floor: Hallway, ground floor wc, dining room, lounge with French doors opening onto the rear garden area. Excellently spacious open plan kitchen / breakfast room with French doors opening onto the rear patio area. First floor: Primary bedroom with built in wardrobes and en-suite shower room, excellently sized guest bedroom, two further good sized bedrooms, bathroom with bath, shower screen and shower over the bath. Gas central heating and double glazing. Outside: Driveway suitable for a range of vehicles, detached double garage, side gated access leading to the rear enclosed garden with patio and lawn area.

**Sales**  
**01952 641111**

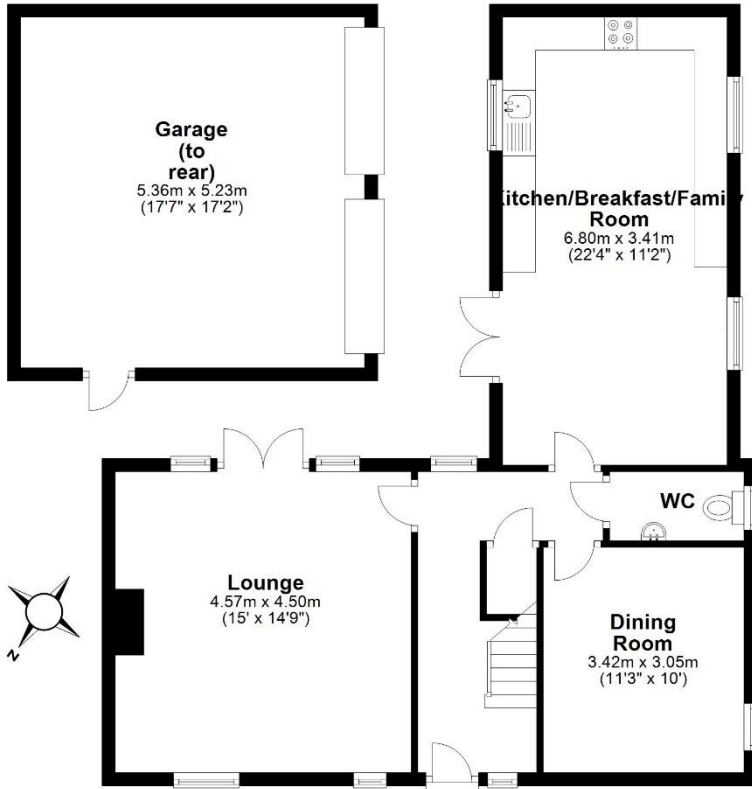
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

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

**Lettings**  
**01952 505505**

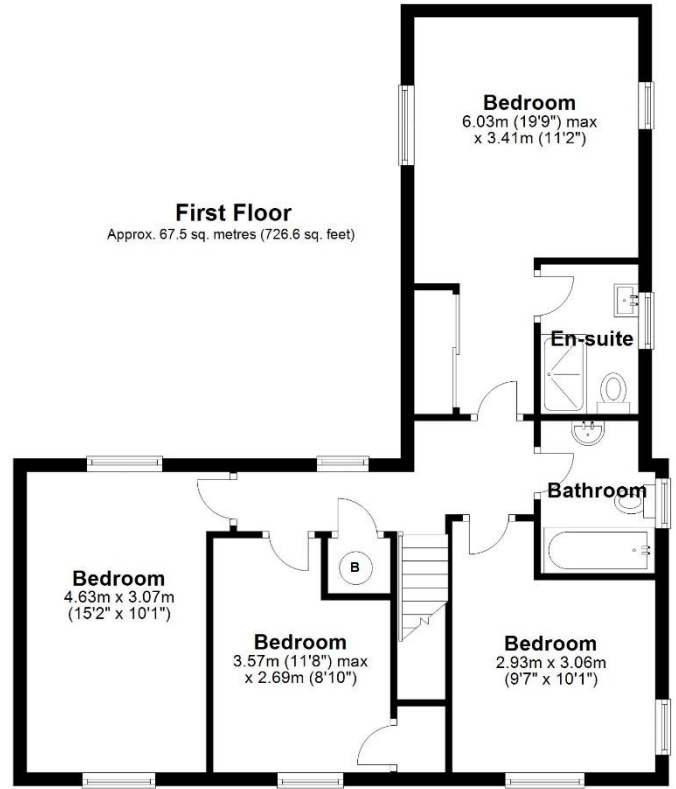
### Ground Floor

Approx. 95.3 sq. metres (1025.3 sq. feet)



### First Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



Total area: approx. 162.8 sq. metres (1751.9 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 16 February 2024

