

HARWOOD

THE ESTATE AGENT

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

Telford, Shropshire, TF4 2GA



Offers in
Excess of
£325,000

Excellently spacious, well positioned Four Bedroom Detached Property with two en-suites, driveway, garage and enclosed garden.

Providing approximately 163.8 sq metres (1763.6 sq feet) of wonderfully sized living space. Located on the very edge of the new Lawley residential area, with nearby local Lawley centre shops, schools, leisure facilities, golf course and amenities.

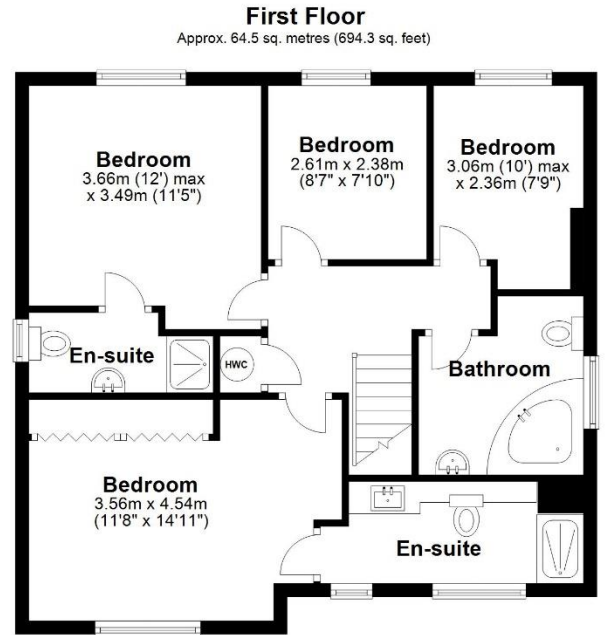
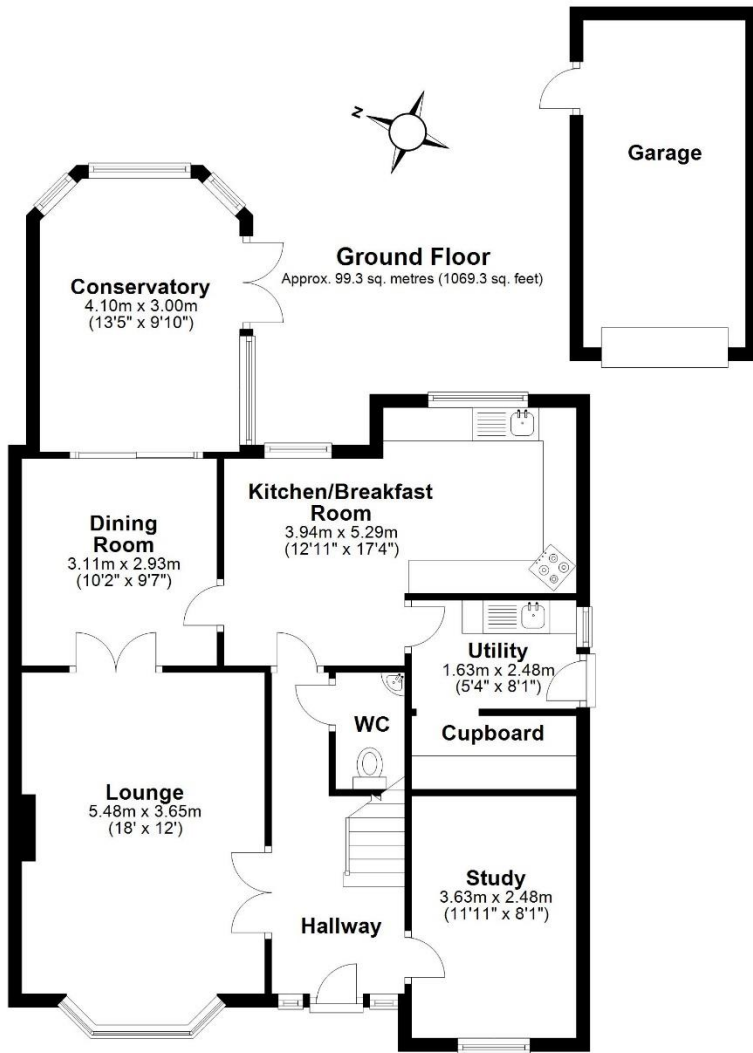
Dawley High Street is also close by. The Telford Town Centre, Telford Train Station and access to the M54 J6 link are all within a short drive. Ground floor: Through hallway, study, spacious lounge, ground floor wc, excellently sized kitchen/breakfast room and separate utility room with additional storage area. Separate dining room with sliding doors into the conservatory, with French doors opening onto the rear patio area. First floor: Primary bedroom with triple wardrobes and en-suite shower room, guest bedroom also with en-suite shower room, third and fourth bedrooms of good size, family bathroom, gas central heating and double glazing. The property is wonderfully sized with spacious driveway, parking suitable for a range of vehicles, garage, wall enclosed front area, side gated access leading to the rear enclosed, private, sizable garden with patio and lawn area. No Upward Chain.

Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505



Total area: approx. 163.8 sq. metres (1763.6 sq. feet)

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

