

# HARWOOD

## THE ESTATE AGENT

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

111 Ketley Park Road, Ketley, Telford, Shropshire, TF1 5BF



Offers in  
Excess of  
£220,000

Perfectly presented, Three Bedroom spacious End of Terraced Property  
Providing approximately 101.6 sq metres (1094.1 sq feet ) of living space

Situated within a newly built, modern and much sort after residential area with excellent access to local Shops, facilities and amenities. The Property also has very good access to the M54 link and the B5061. Ground floor: Through hallway, ground Floor wc and kitchen/breakfast room and lounge with French doors opening onto the rear garden area. Gas central heating and double glazing. First Floor: Excellently sized bedroom, bedroom three also of good size and bathroom. Second Floor: Primary bedroom with spacious en-suite shower room and useful storage area. Two allocated parking spaces with rear enclosed garden with patio and lawn area.

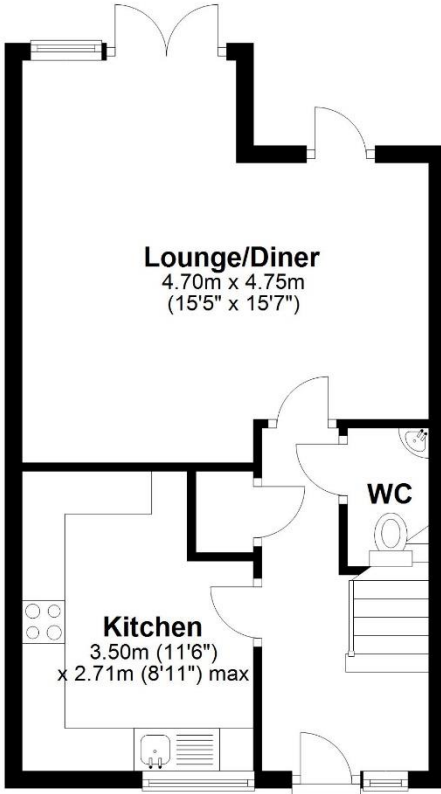
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

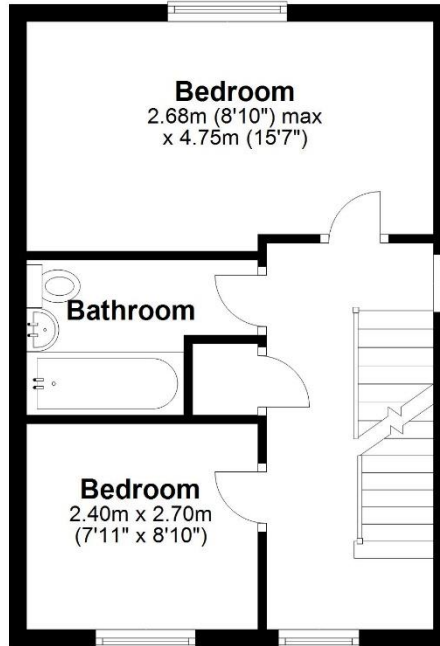
## Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



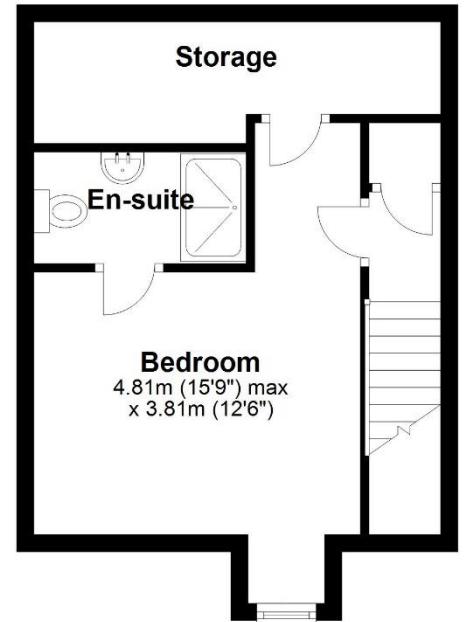
## First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



## Second Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band C
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.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>Viewing Arrangements</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.

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

26 February 2024

