

# HARWOOD

## THE ESTATE AGENT

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

47 Hadley Park Road, Leegomery, Telford, Shropshire, TF1 6PW



Offers in  
Excess of  
£315,000

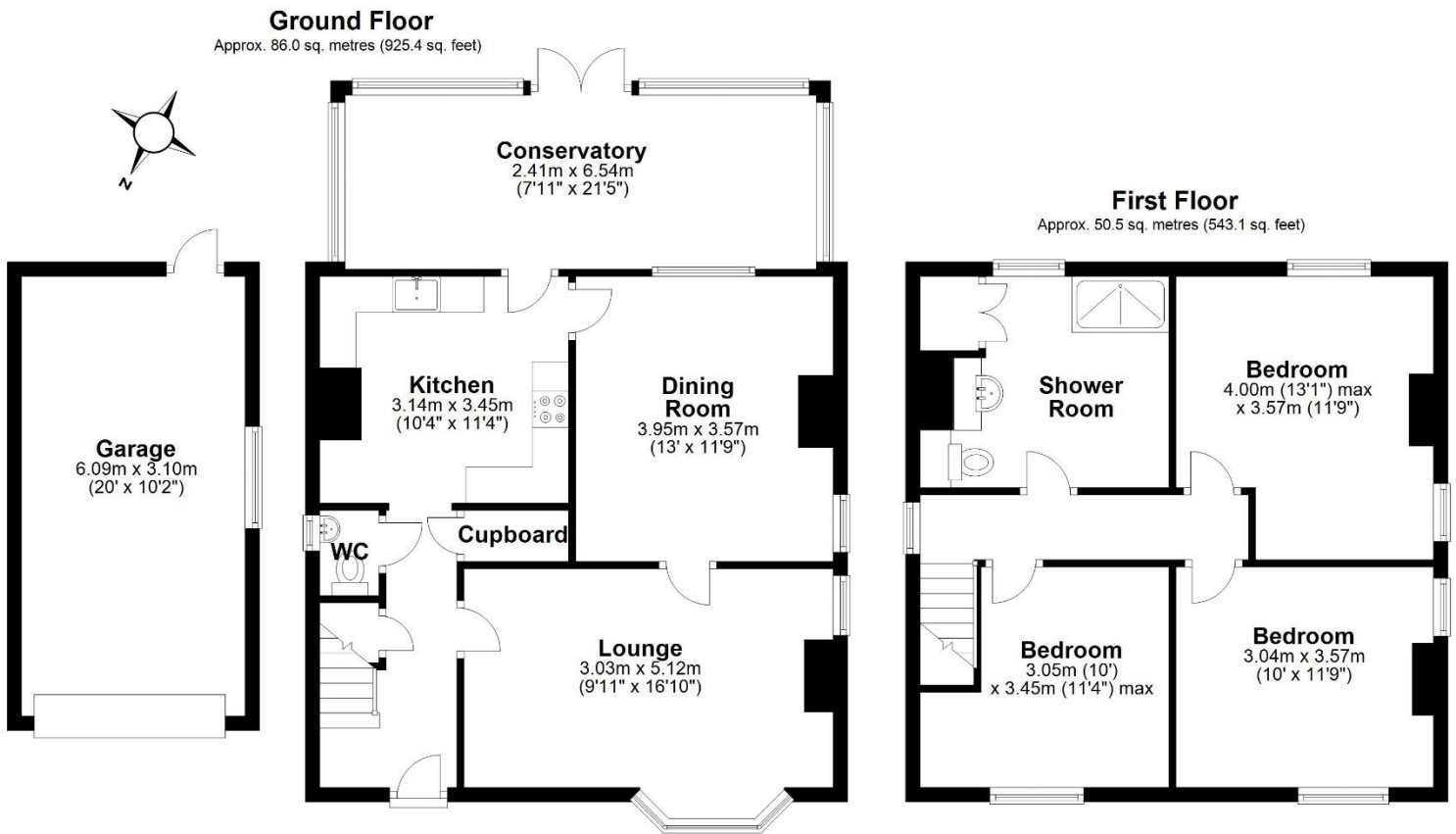
**A beautifully presented character rich Three Bedroom Detached Property with detached garage, two driveways and enclosed private rear garden**

Providing approximately 136.4 sq metres ( 1468.6 sq feet ) of living accommodation With a wealth of features, charm. exposed beams and offering wonderful flexible accommodation The property is located off the Hadley park road along a short private access road. Ground floor: Through hallway, ground floor wc, store cupboard, lounge, separate dining room, kitchen and conservatory. First floor: Three very good sized bedrooms, spacious shower room, gas central heating and double glazing. Outside: Garage with block paviour driveway parking, second block paviour driveway with ample additional parking, excellently sized enclosed garden with patio, large lawn and wooden decking area. The property is wonderfully presented excellently spacious grounds and has huge further potential for extension subject to local planning.

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 136.4 sq. metres (1468.6 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band D</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.