

HARWOOD

THE ESTATE AGENT

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

10 Cotswold Drive, Randlay, Telford, Shropshire, TF3 2NR



Offers in
Excess of
£350,000

Excellently positioned, corner plot Four Bedroom Property with garage, driveway and enclosed garden
With a total living area of 123.7 sq mtrs (1332.0 sq ft).

Situated within a sought after modern residential area with access to local shops, Schools and a short distance to the Telford Town Shopping Centre, Southwater area with Restaurants, Bars and Cinema. The Property is located within easy reach of the A442, Telford Central Railway Station and the M54 Links. Ground floor: Hallway, lounge with double doors opening into the dining room with sliding patio doors opening onto the rear garden area. Kitchen / breakfast room, utility and with ground floor WC. First floor: Primary bedroom with built in wardrobes and en-suite Shower room, Three further Bedrooms with wardrobe storage, main bathroom, gas central heating and double glazing. Outside: Garage, spacious driveway suitable for a number of vehicles, front lawned area and side gated access leading to the rear enclosed garden with patio and lawn. Wonderful outlook to the front of the property with the town park accessible on the door step, ideal for walks and cycling. No UPWARD CHAIN

Sales
01952 641111

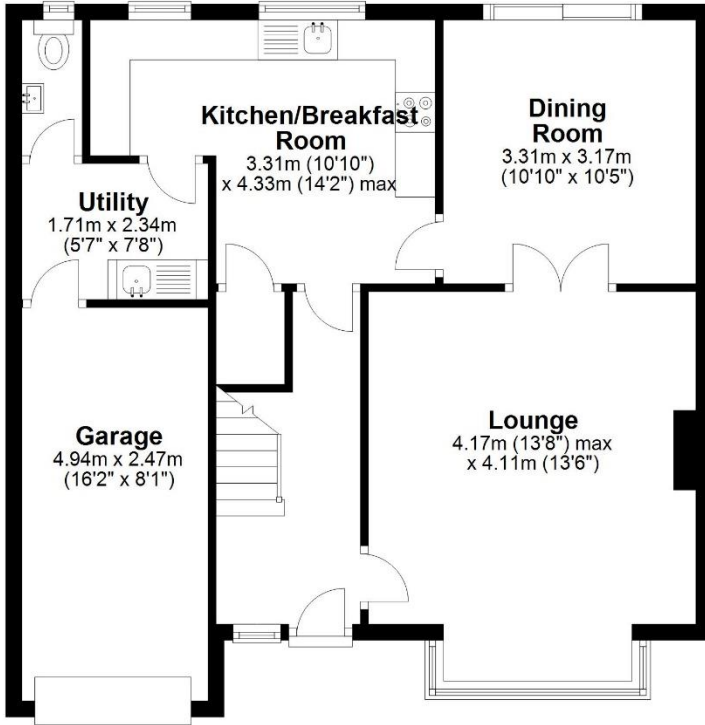
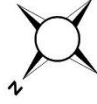
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

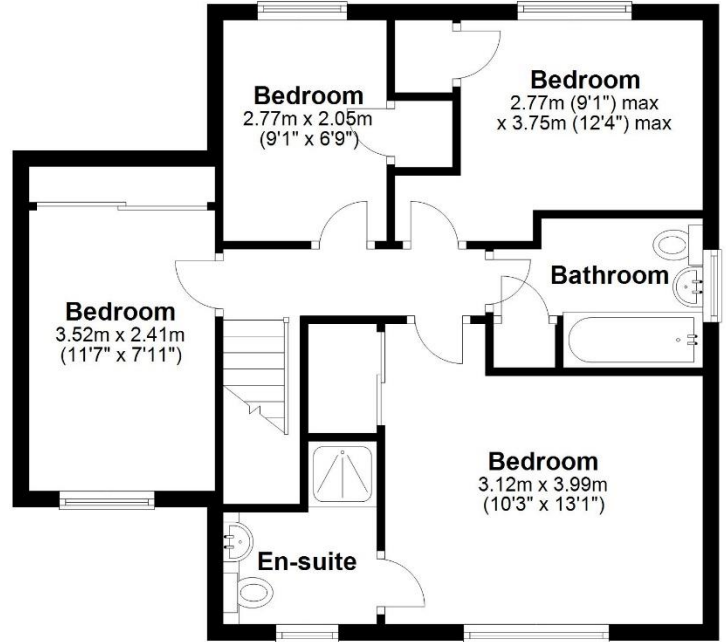
Ground Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.2 sq. feet)



Total area: approx. 123.7 sq. metres (1332.0 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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

10 April 2024

