

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
Upper House, Main Road, Ketley Bank, Telford, Shropshire, TF2 0DQ



**Offers in
Excess of
£450,000**

Excellent sized Three / Four Bedroom Detached Property with detached double garage, spacious driveway and large enclosed private garden. Providing approximately sq metres (sq feet) With a wealth of features offering wonderful flexible accommodation, The Property is positioned within a much sought after well established area. A short drive away is the Oakengates Town Centre, the Telford Town Centre, Train Stations, perfect local road network connections and M54 link. Ground floor: Porch Entrance, hallway, ground floor wc, bedroom four / study room, expansive lounge with French doors opening onto the rear garden area. Breakfast kitchen with integrated appliances, laundry/utility room, gas central heating and double glazing. First floor: Primary bedroom with walk in wardrobe and ensuite bathroom, guest bedroom of excellent size with built in wardrobes, bedroom three is also of good size and main shower room. Outside area: Spacious block paviour driveway providing ample parking for a number of vehicles, double detached garage, enclosed gardens with large lawn area and patio.

Sales
01952 641111

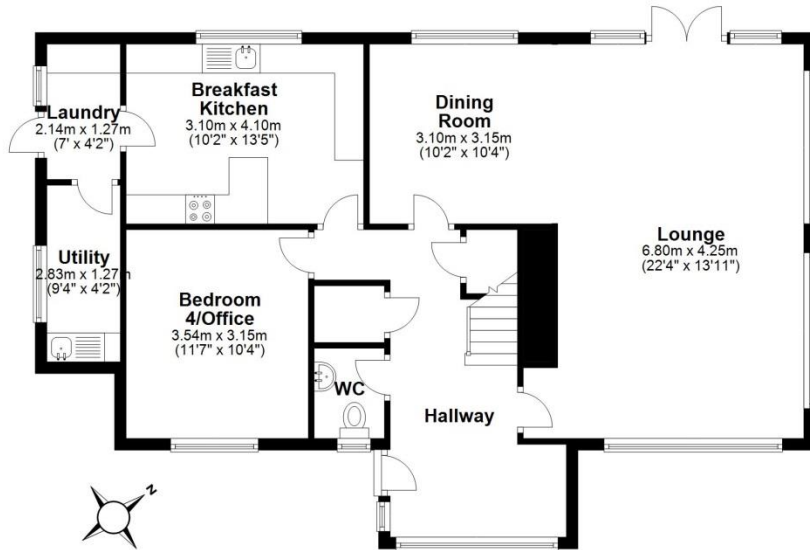
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

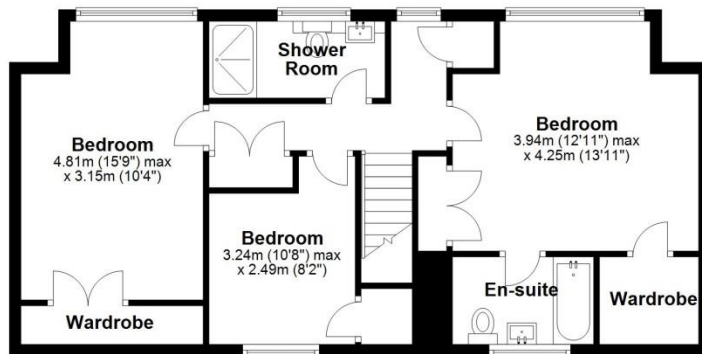
Ground Floor

Approx. 92.1 sq. metres (991.1 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.7 sq. feet)



Total area: approx. 156.2 sq. metres (1680.9 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 11 May 2024

