

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
78 Trench Road, Trench, Telford, Shropshire, TF2 6PF



**Offers in
Excess of
£170,000**

Wonderfully presented Two Bedroom End Terraced Property with a wealth of character and enclosed rear garden Providing approximately 96.0 sq metres (1033.7 sq feet) of living space Situated within a popular residential area, perfect access to the local main road network, local schools, shops and the Hortonwood business park. Ground floor: Beautifully tiled floor Hallway, lounge with feature fire place and bay window, Separate dining room with feature fire place, galley style kitchen, ground floor bathroom with shower over the bath, conservatory, gas central heating and double glazing. First floor: Excellently sized main bedroom and a very good sized second bedroom. Outside: Wall enclosed frontage, side access leading to mature garden of good size with patio areas and lawn.



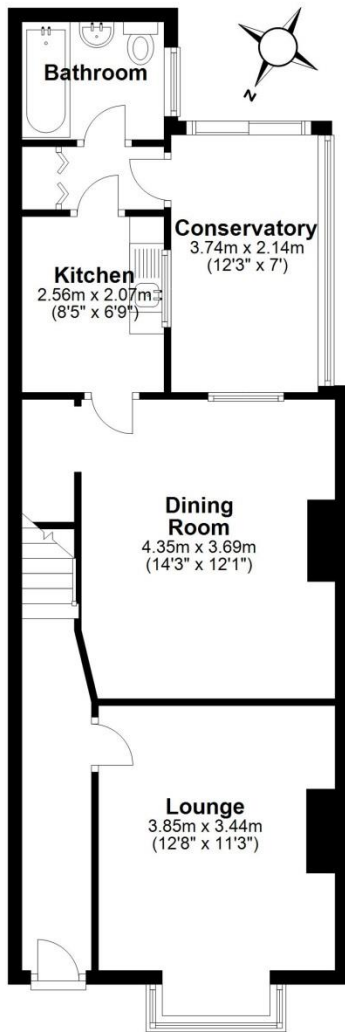
Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordstateagent.co.uk

Lettings
01952 505505

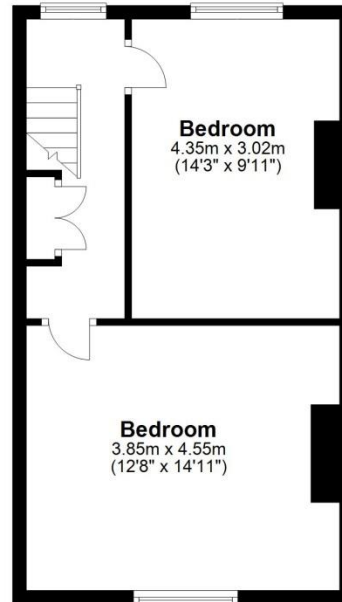
Ground Floor

Approx. 58.2 sq. metres (627.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

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

15 May 2024

