

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
17 Porchester Close, Leegomery, Telford, Shropshire, TF1 6ZU



Offers in
Excess of
£365,000

A well positioned, Detached Four Bedroom Property with ensuite, driveway and rear enclosed garden Providing approximately 117.4 sq metres (1263.2 sq feet) of living space Located at the end of a private access drive serving four properties, within a very popular residential area, with excellent access to the local main road network, a short distance to local shops, schools and amenities. A short drive to the Historical Local Wellington Market Town with a wealth of Shops, amenities, train station and with the Princess Royal Hospital also near by.

Ground floor: Hallway, ground floor wc, lounge, separate dining room and integrated kitchen/breakfast room. First floor: Primary bedroom with built in wardrobes and en-suite shower room, guest bedroom and third bedroom of good size with built in wardrobes and fourth bedroom. Family bathroom, gas central heating and double glazing. Outside: Garage, driveway suitable for a wide range of vehicles, with additional parking area, side gated access to the rear enclosed garden with patio, excellent gazebo and lawn area. No Upward Chain

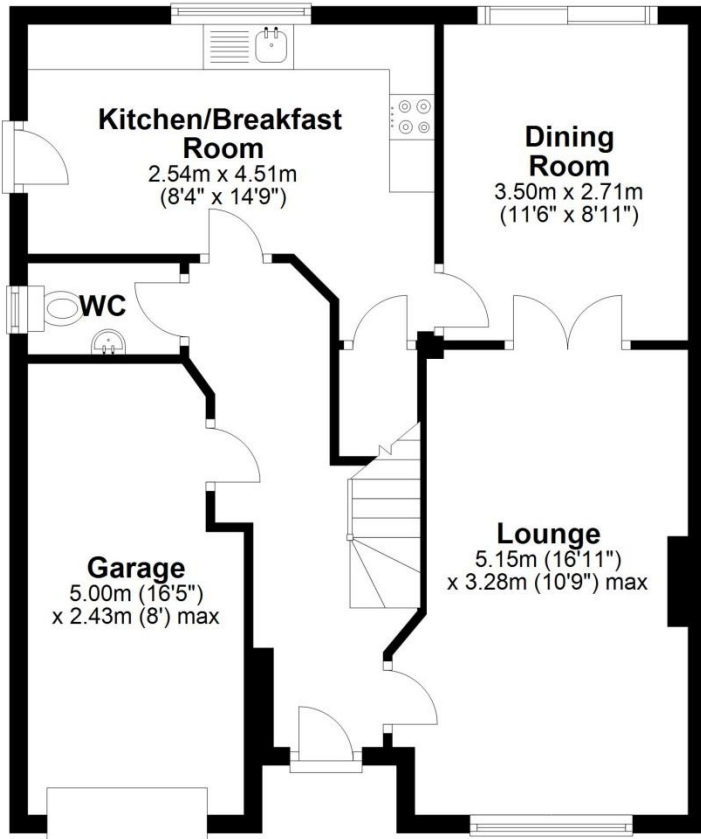
Sales
01952 641111

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

Lettings
01952 505505

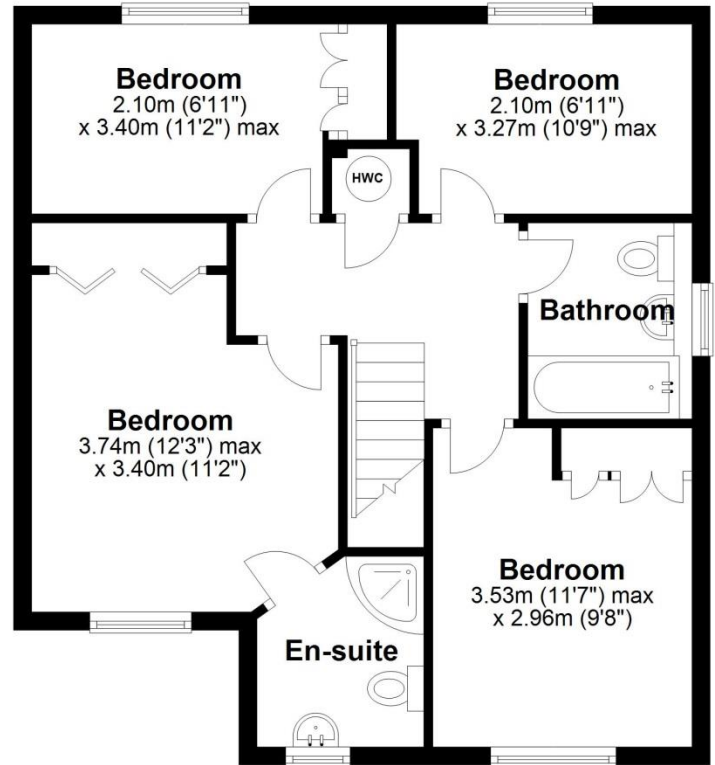
Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



First Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 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

24 May 2024

