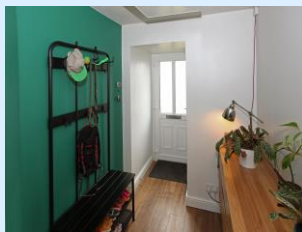


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
12 Linley Drive, Stirchley, Telford, Shropshire, TF3 1RQ



**Offers in
Excess of
£240,000**

A well positioned Three Bedroom linked Detached Property with driveway, garage and enclosed rear garden Providing approximately 105.5 sq metres (1135.6 sq feet) of living space. Located within a popular, well established residential area with local schools, excellent access for the A442 and local main road network.

Ground floor: Porch, reception hallway, kitchen, spacious lounge and separate dining room with French doors opening onto the rear garden area. First floor: Primary bedroom of good size, second bedroom also of good size and a third single bedroom. Bathroom with shower over the bath, gas central heating and double glazing. Outside area: Garage, driveway with parking suitable for a number of vehicles, front lawn area, enclosed rear garden with patio and lawn area.

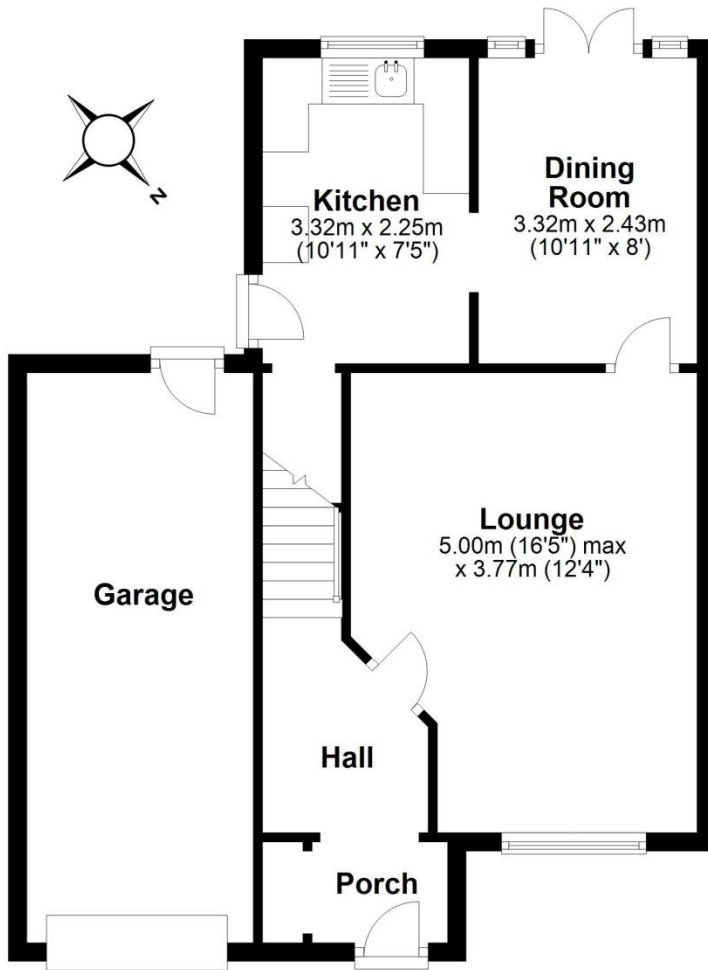
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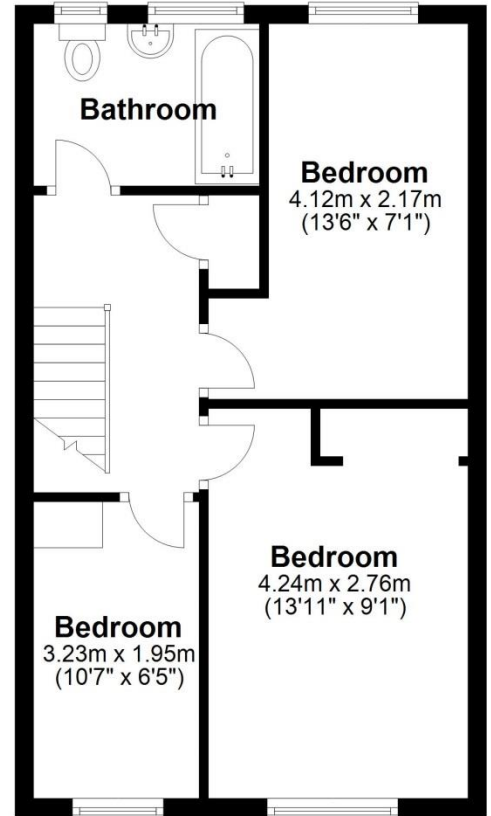
Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 105.5 sq. metres (1135.6 sq. feet)

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

