

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
5 West Street, St. Georges, Telford, Shropshire, TF2 9HS



Offers in  
Excess of  
£165,000

Modernised and Deceptively spacious Two Double Bedroom Terraced Property Providing approximately 71.8 sq metres ( 773.2 sq feet ) of living space Situated within the sought after residential area of St. Georges, a short distance from the Oakengates centre, the Telford Town Centre, Telford Train Station, excellent road network connections and M54 links Ground floor: Reception room entrance, lounge with feature fireplace, integrated kitchen. gas central heating and double glazing. First floor: Main bedroom of excellent size, second bedroom also of very good size, spacious bathroom with bath and separate shower. The upstairs layout potentially could be altered to create either more space or additional room /dressing room. Outside: Rear courtyard / parking area. No Upward Chain



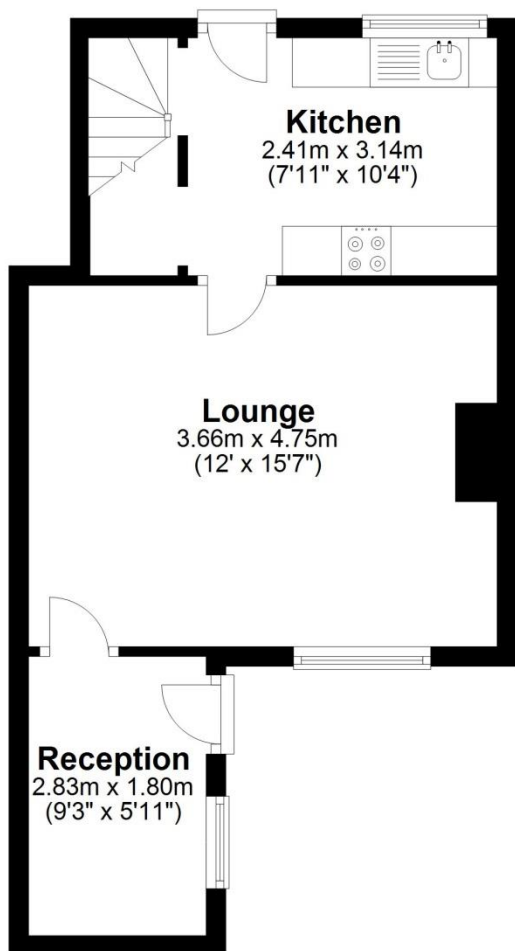
**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

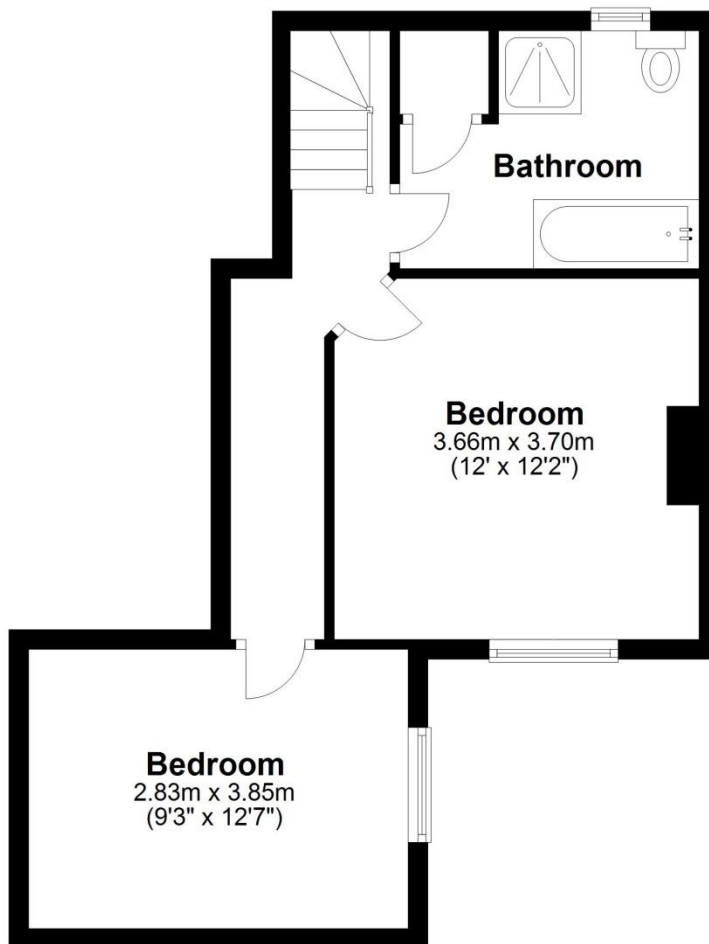
## Ground Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 71.8 sq. metres (773.2 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band A
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<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.</b>
<b>Viewing Arrangements</b>	<b>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.</b>

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

01 June 2024

