

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

22 Glendale Gardens, Lawley, Telford, Shropshire, TF4 2RG



Offers in
Excess of
£300,000

Brilliantly spacious Four Bedroom Semi Detached Property including en-suite, garage, driveway and enclosed garden
Providing approximately 130.0 sq metres (1398.9 sq feet) of excellent living space

Located within a highly sought after modern residential area, a short distance to the local Lawley centre shops, leisure facilities, golf course and amenities. Within a short drive is also the Telford Train Station, Telford Town Centre and the M54 J6 link. Ground floor: Hallway, ground floor wc, spacious lounge with French doors opening onto the rear patio area, modern kitchen/dining room with integrated appliances, gas central heating and double glazing. First floor: Primary bedroom with built in wardrobes and en-suite shower room, second bedroom with built in wardrobes, two further good sized bedrooms and family bathroom with shower over the bath.

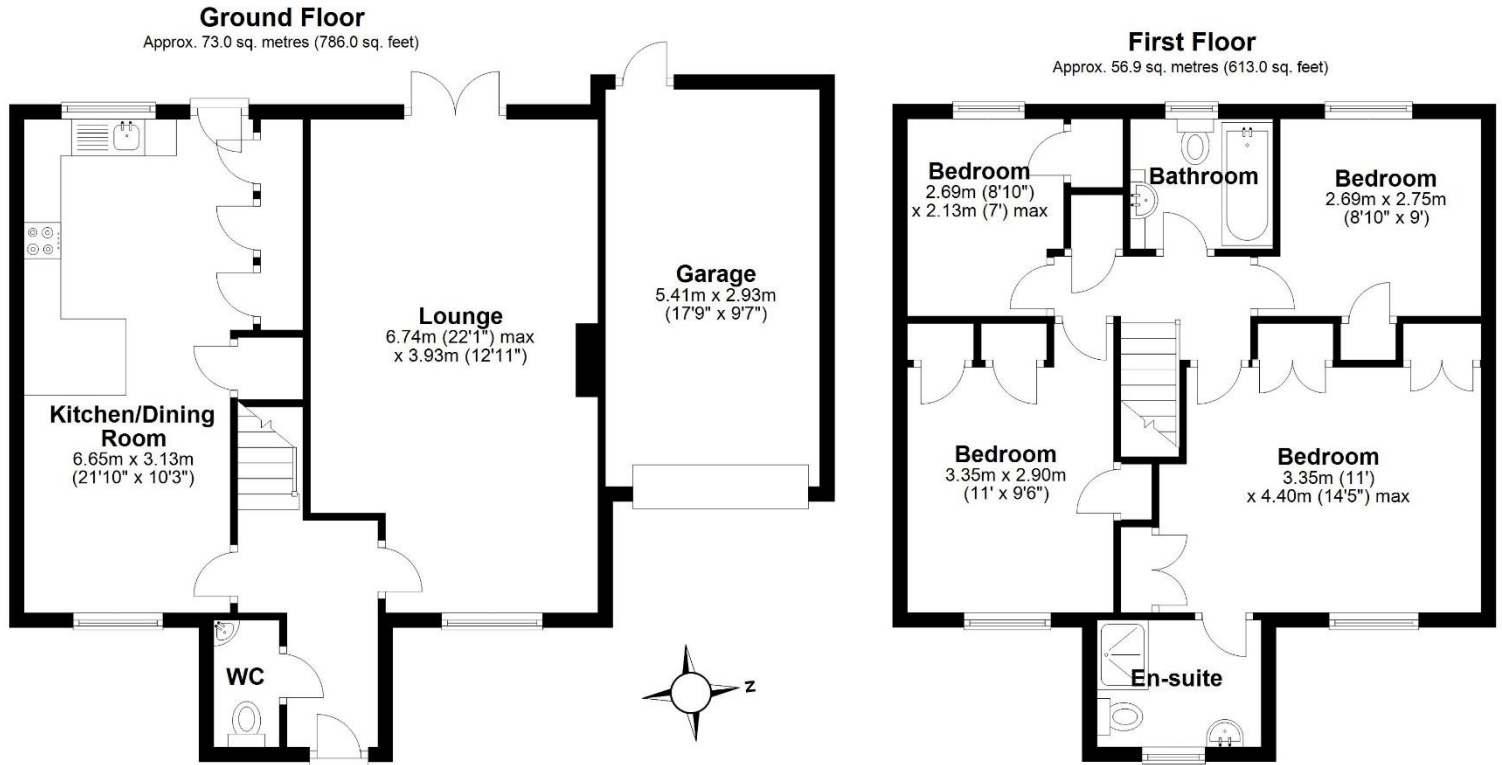
Outside: Driveway, garage, decorative front garden area, rear enclosed garden with patio and raised lawn area.

Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505



Total area: approx. 130.0 sq. metres (1398.9 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 10 June 2024

