

HARWOOD

THE ESTATE AGENT

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

2 Cliff Crescent, Ellerdine, Telford, Shropshire, TF6 6QS



**Offers in
Excess of
£300,000**

**An incredibly versatile brilliantly spacious Semi Detached Property with driveway, garage and large gardens.
Providing approximately 148.9 sq meters (1602.6 sq feet) of excellent living space**

Located within the village of Ellerdine, within the north Shropshire area and with main road access to Newport, Telford and Shrewsbury providing the very best of country style living with near by town facilities. Ground floor: Porch, hallway, spacious lounge with feature fire place and log burning stove, modern integrated Kitchen / dining room, ground floor wc and conservatory. First floor: Main bedroom with built in wardrobes, very good size second and third bedroom, family bathroom with shower over the bath, central heating and double glazing. Outside Area: Spacious gated driveway with ample parking, enclosed lawn area to the front. tandem length wooden cladded garage, excellently spacious private enclosed rear gardens with large lawn area, outbuilding, patio area and wonderful views over the local countryside

Sales
01952 641111

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

Lettings
01952 505505



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 11 June 2024

