

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
56 Marlborough Way, Newdale, Telford, Shropshire, TF3 5HA



Offers in  
Excess of  
£200,000

A well presented Three Bedroom Semi Detached Property with driveway and enclosed garden. Providing approximately 63.5 sq metres ( 683.5 sq feet ) of living space. Located within a very popular residential area, within a short drive to the Telford Town Centre, Telford Train Station, excellent local road network connections M54 link and within a short walk of Newdale primary school. Ground floor: Entrance reception, lounge, modern fitted kitchen / diner with patio doors opening onto the rear garden area. First floor: Main bedroom of good size, two further bedrooms, bathroom with shower over the bath, gas central heating, double glazing. Outside area: Driveway, side gated access to the rear enclosed garden with patio and lawn area. No Upward Chain



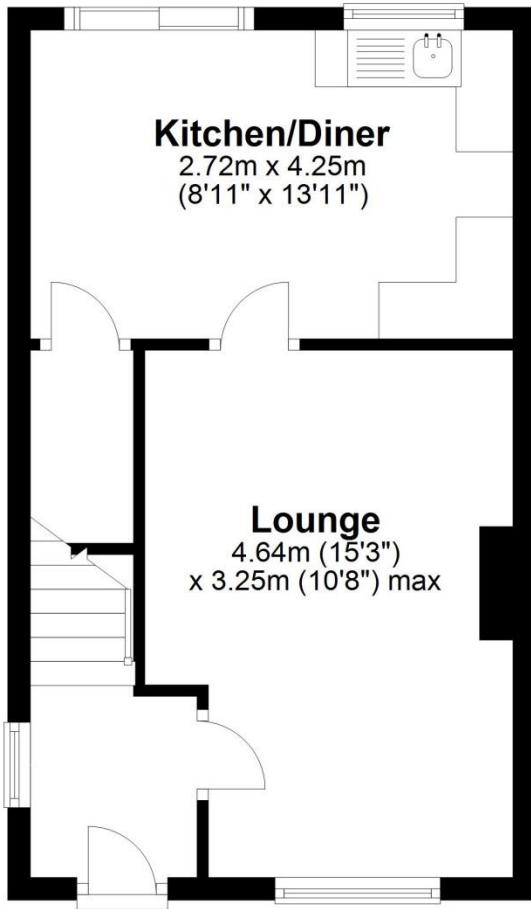
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

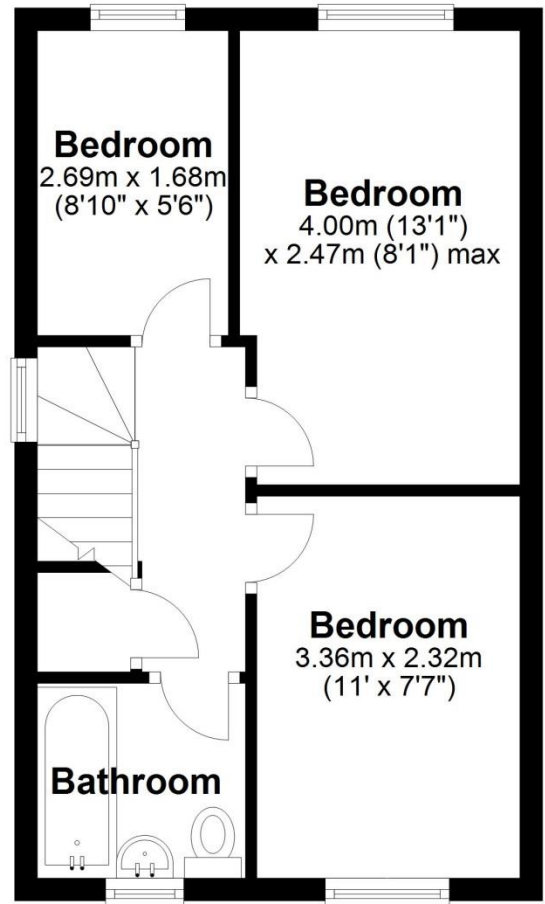
## Ground Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



## First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

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

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

17 June 2024

