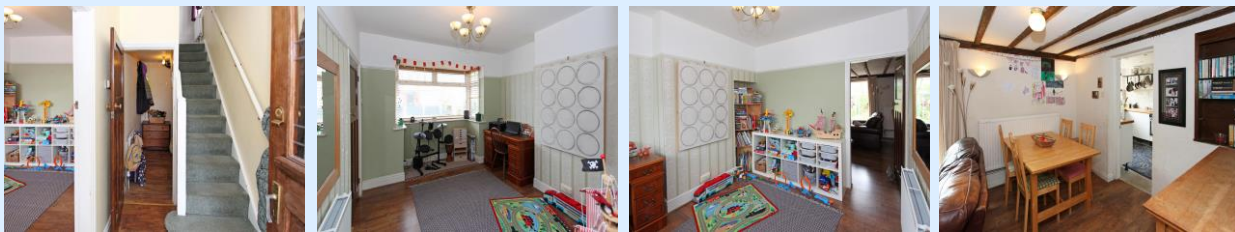


# HARWOOD

## THE ESTATE AGENT

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

5 Broadway, Ketley, Telford, Shropshire, TF1 5AT



**Offers in  
Excess of  
£215,000**

Three Bedroom Semi Detached Property with garage and excellently sized enclosed gardens Total living area is approximately 111.3 sq meters ( 1198.3 sq Feet ) Situated within a well established mature residential area with excellent access to the local main road network and close by is the M54. Local shops and the Wrekin retail park is nearby with a wealth of shops and Tesco superstore. Ground floor: Porch, reception hallway, large cloak/storage, family room with bay window, lounge/dining room, kitchen, utility room and lean to. First floor: Main bedroom with built in wardrobe, second and third bedrooms also of good size, bathroom with p shape bath and shower over the bath, gas central heating and double glazing. Outside area: Block paviour driveway suitable for a number of vehicles, garage, rear excellently sized garden area.



**Sales**  
**01952 641111**

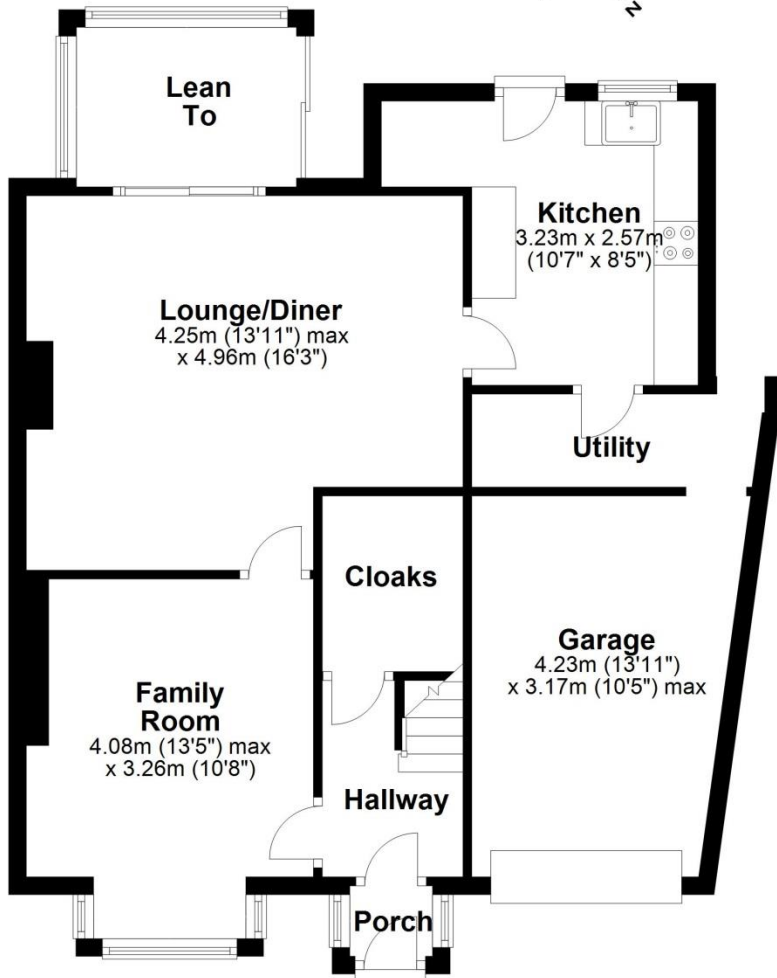
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

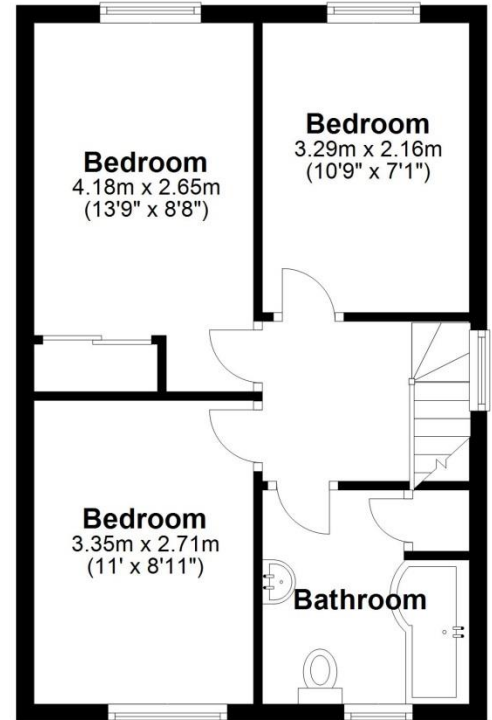
## Ground Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



## First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 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

14 June 2024

