

HARWOOD

THE ESTATE AGENT

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

12 The Close, Coalbrookdale, Telford, Shropshire, TF8 7ES



Offers in
Excess of
£335,000

Excellent Spacious Three bedroom Detached Property enviously located, on the edge of the Ironbridge gorge area. Providing approximately 108.5 sq meters (1168.3 sq Feet) of living space.

A short distance to the world famous historical Ironbridge and river Severn, with the surrounding amenities, restaurants, shops, local primary school, Dale End park and country walks. Ground floor: Spacious reception hall, lounge with feature fire place, integrated kitchen / dining room with sliding patio doors opening onto rear patio area. First floor: Main bedroom with built in wardrobe, two further good sized bedrooms, shower room, gas central heating and double glazing. Outside area: Block paviour driveway and frontage providing ample parking, garage and access to the rear enclosed garden area with block paviour patio area, raised borders and lawn. No Upward Chain

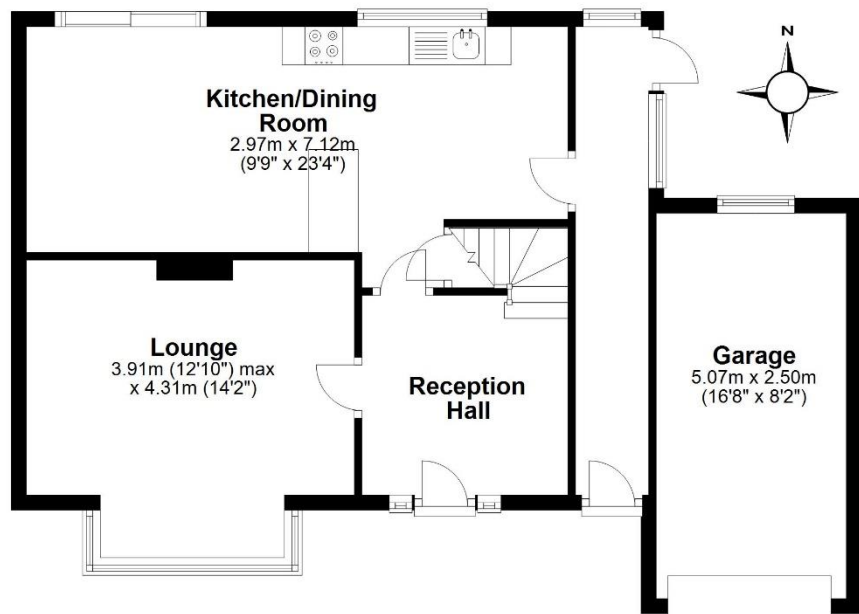
Sales
01952 641111

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

Lettings
01952 505505

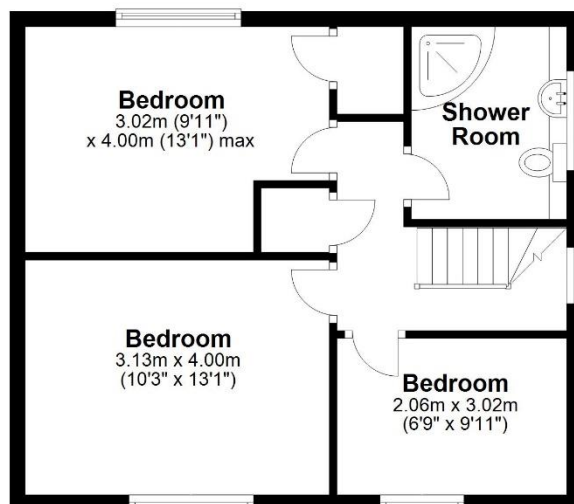
Ground Floor

Approx. 64.4 sq. metres (693.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 108.5 sq. metres (1168.3 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

25 June 2024

