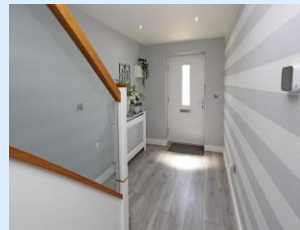


# HARWOOD

## THE ESTATE AGENT

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

47 Bemrose Avenue, Lawley, Telford, Shropshire, TF3 5HW



**Offers in  
Excess of  
£320,000**

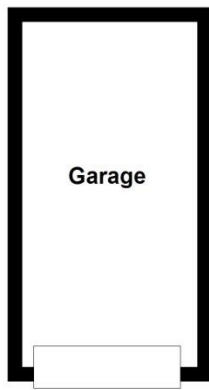
A Perfectly Presented Four Bedroom Detached Property with Garage, Driveway and Enclosed garden The property is advantageously positioned overlooking open grass area to the front Providing approximately 112.9 sq metres ( 1214.8 sq feet ) of living space Located within a much sought after modern residential area, just off Lawley Drive, perfect access to the M54 J6 link, with near by local shops, leisure facilities and amenities. A short drive away is the Telford Train Station and the Telford Town Centre. Ground floor: Spacious reception area, through hallway, ground floor wc, lounge, excellently modern spacious integrated kitchen / dining room with utility and French doors opening onto the the rear patio area. First floor: Main bedroom with en-suite and wardrobes, guest room of very good size, two further bedrooms, Family bathroom, gas central heating and double glazing. Outside area: Driveway and garage with ample parking, side gated access leading to the rear enclosed garden with lawn and patio areas.

**Sales**  
**01952 641111**

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

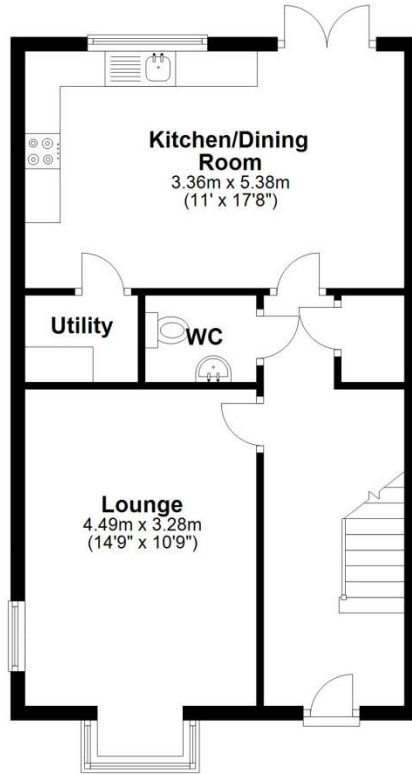
[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



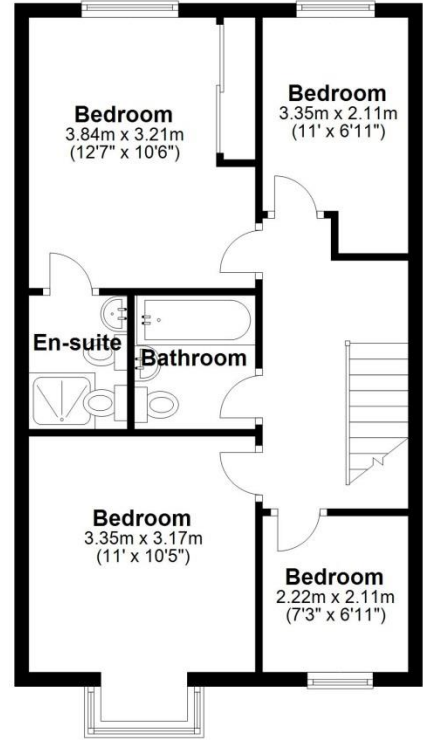
### Ground Floor

Approx. 62.5 sq. metres (673.3 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 112.9 sq. metres (1214.8 sq. feet)

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

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 20 July 2024

