

HARWOOD

THE ESTATE AGENT

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

24 Sunningdale, Hadley, Telford, Shropshire, TF1 5NS



**Offers in
Excess of
£175,000**

**A Three Bedroom Semi Detached Property with driveway, garage and enclosed garden
Excellently positioned with open views to the front and with huge potential for modernisation or extending
(subject to local planning laws) Providing 66.8 sq meters (718.7 sq ft) of living accommodation.**

Within a short distance to local amenities, school and shops, excellent access to local road networks and bus stops.

**Ground floor: Entrance porch, lounge, small ground floor extension, spacious kitchen / dining area and ground floor wc
First floor: Main bedroom of good size and two further bedrooms, bathroom with shower over the bath, gas central heating and double glazing.
Outside area: Gated driveway with ample parking, front enclosed lawn area, garage, side access leading to the enclosed rear garden area. Being offered with No Upward Chain.**

**Sales
01952 641111**

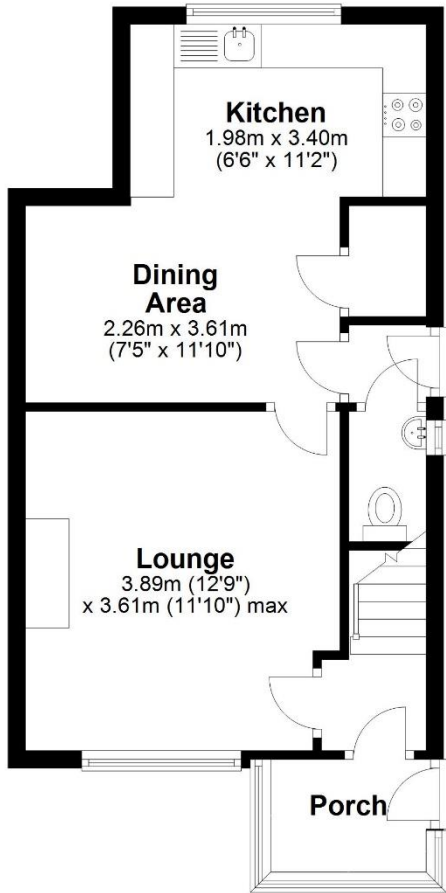
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

**Lettings
01952 505505**

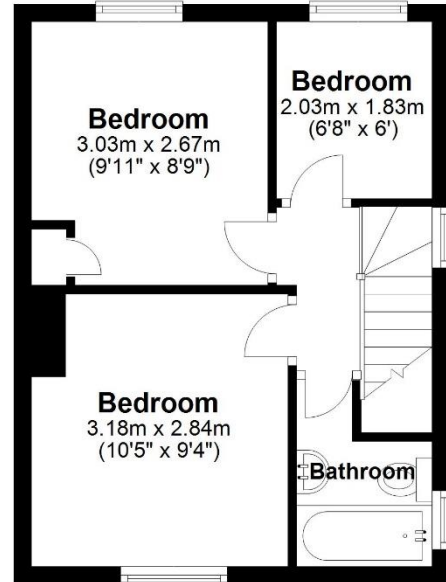
Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band A
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

15 August 2024

