

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
66 Yew Tree Meadow, Hadley, Telford, Shropshire, TF1 6AN



Offers in
Excess of
£290,000

Perfectly presented, Three Bedroom Detached Property with driveway and enclosed rear garden. Providing approximately 87.3 sq metres (939.6 sq feet) of wonderfully modern flexible living accommodation. Overlooking tree line and grass area located on the perimeter of a modern development, the property is located just off the A442 between Shawbirch and Hortonwood, with excellent access to the local road network, schools and shops.

Ground floor: Reception hall, lounge, ground floor wc, modern kitchen / diner with integrated appliances and French doors opening to the rear garden area. First floor: Main bedroom with en-suite shower room, two further bedrooms, family bathroom with shower over the bath, gas central heating and double glazing. Outside area: Driveway with ample parking, side gated access leading to the rear enclosed garden all on one level with patio and artificial lawn area

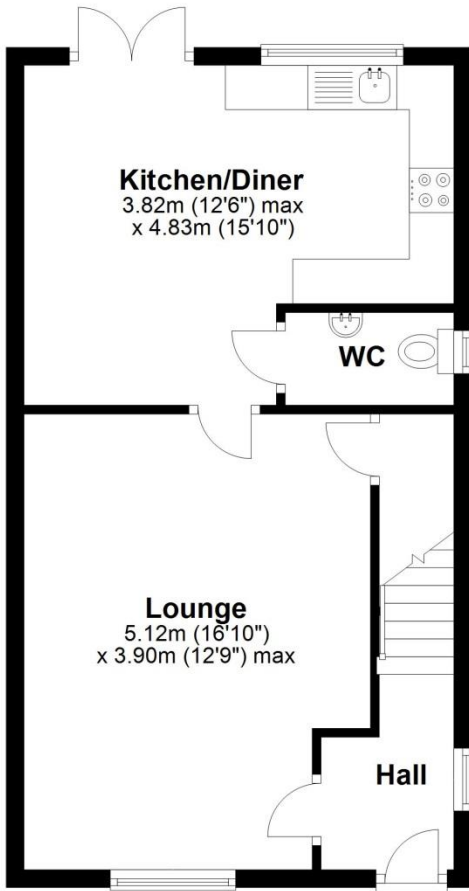
Sales
01952 641111

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

Lettings
01952 505505

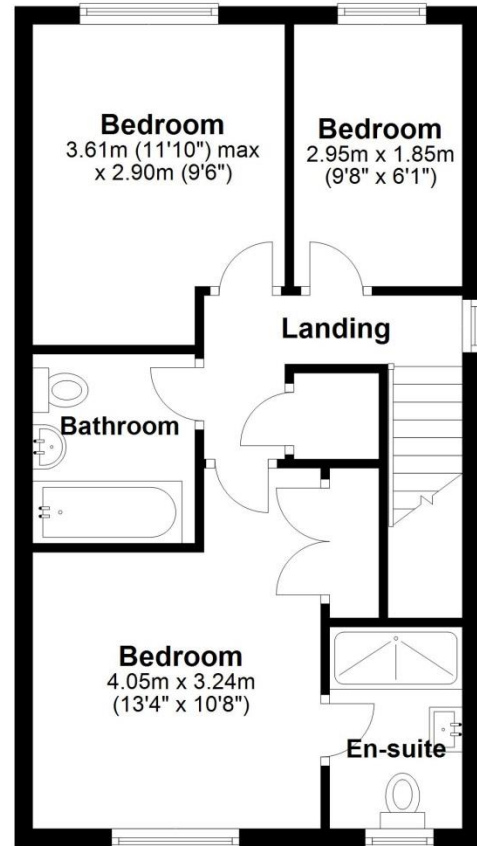
Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 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 C
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 19 August 2024

