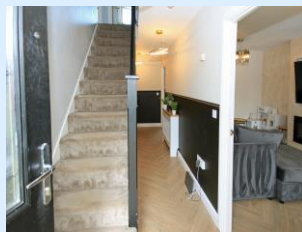


# HARWOOD

## THE ESTATE AGENT

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

25 Ambleside Way, Donnington Wood, Telford, Shropshire, TF2 7QE



**£299,999**

Excellent presented and much improved Four Bedroom Detached Property with garage, driveway and enclosed rear garden Providing approximately 115.4 sq metres ( 1241.9 sq feet ) of living space The property is positioned within a small development of detached properties overlooking an enclosed grassed area. The wider location is a popular residential area with excellent access to the local main road network and a short distance to local shops, schools and amenities. The Asda supermarket is also only a short drive away.

Ground floor: Through hallway, spacious lounge with media wall, ground floor wc, separate dining room with French doors opening onto the rear patio, newly fitted integrated kitchen with built in appliances and separate utility area. First floor: Main bedroom with newly fitted en-suite shower room and double fitted wardrobes, guest bedroom with built in wardrobes, bedroom three and four of good size. Refitted new family bathroom with shower over the bath, gas central heating and double glazing. Garage and block paviour driveway, side gated access leading to the rear enclosed garden with patio and lawn area. There is a £280 per year service charge for this property

**Sales**  
**01952 641111**

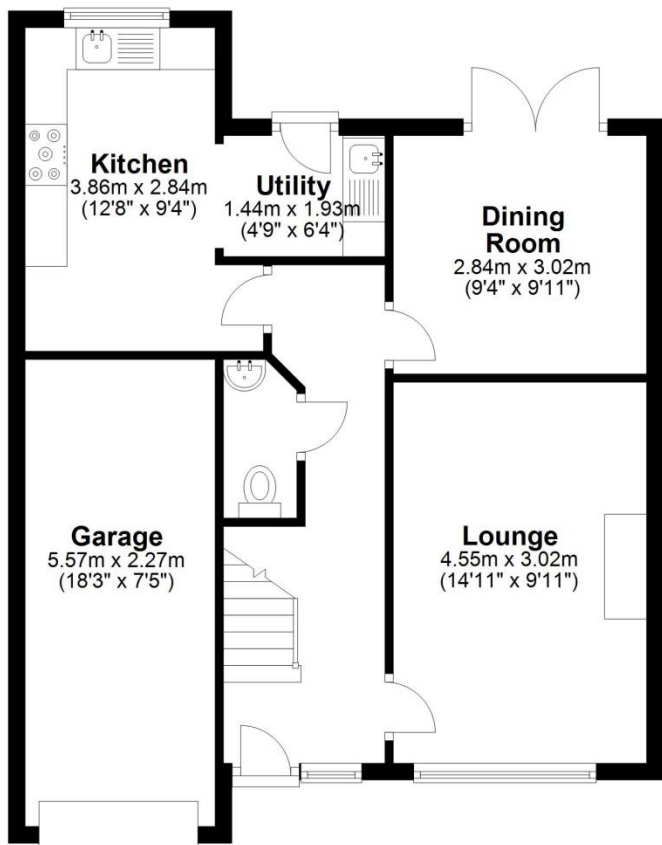
**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**

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

**Lettings**  
**01952 505505**

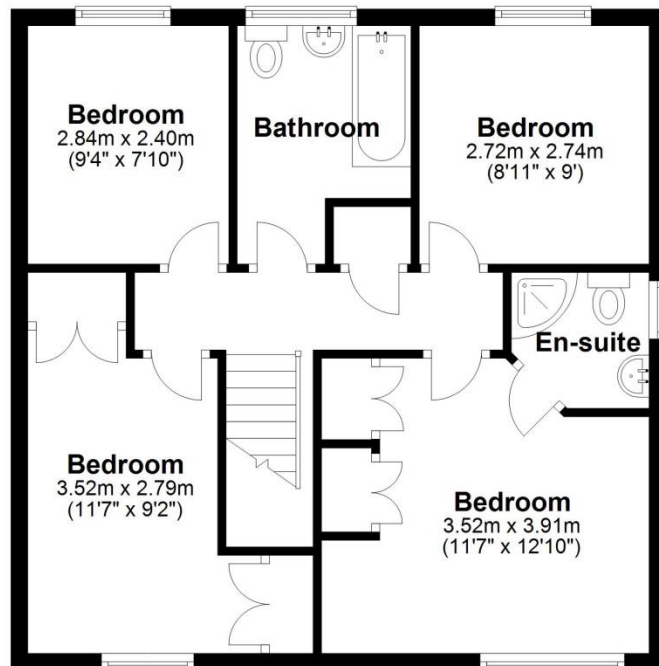
## Ground Floor

Approx. 60.2 sq. metres (647.7 sq. feet)



## First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 115.4 sq. metres (1241.9 sq. feet)

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

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band D
<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

27 August 2024

