

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
Halcyon, Heath Lane, Ellerdine, Telford, Shropshire, TF6 6QT



**Offers in  
Excess of  
£500,000**

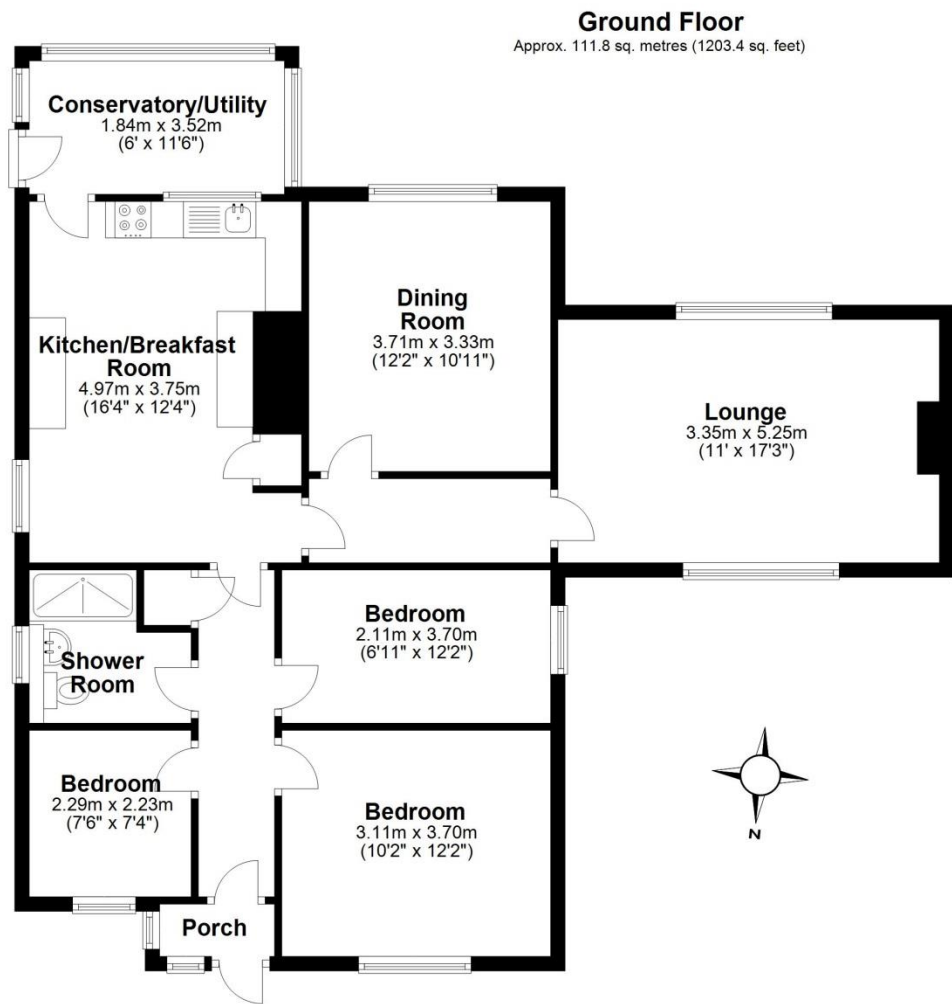
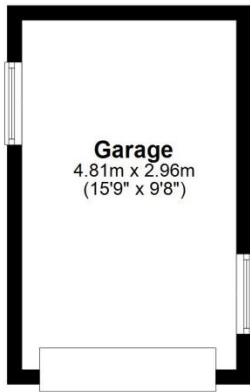
An incredibly versatile brilliantly located Three Bedroom Detached Bungalow with enviable grounds, driveway and garage Providing approximately 111.8 sq meters ( 1203.4 sq feet ) of excellent living space Located on the edge of Ellerdine village, within the north Shropshire area and with main road access to Newport, Telford and Shrewsbury providing the very best of country style living with nearby town facilities.

Comprising: Porch, hallway, three bedrooms, shower room, kitchen / breakfast room, spacious lounge with feature fire place, separate dining room and conservatory. LPG, central heating, double glazing and septic tank. Outside Area: Spacious gated driveway with ample parking, detached garage, excellently spacious enclosed grounds with large lawn area, outbuildings, patio, decorative shale areas and wonderful views over the local countryside. The property has huge potential for modernisation, extension and / or possible building plot (subject to local planning) No Upward Chain

**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band E</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 28 August 2024

