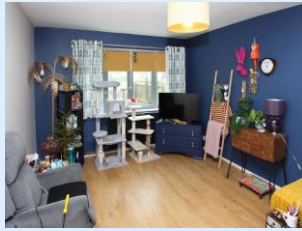


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
7 Ashbourne Close, Dawley, Telford, Shropshire, TF4 2QR



Offers in
Excess of
£115,000

INVESTORS ONLY currently tenanted paying £616 PCM

Three Bedroom Terraced Property. Providing approximately 98.9 sq mtr (1064.1 sq ft) of living accommodation Situated within a mature residential area and within close proximity to the much improved regenerated Dawley high street, offering a wealth of shops, local amenities and the new local Telford Langley school. The Telford Town Centre, Telford Train Station and access to the M54 are all within a short drive.

Ground floor: Through hallway, ground floor wc, lounge, dining Room and kitchen First floor: Three bedrooms, wet room, double glazing and gas central heating, Outside: Enclosed garden with patio and lawn area.



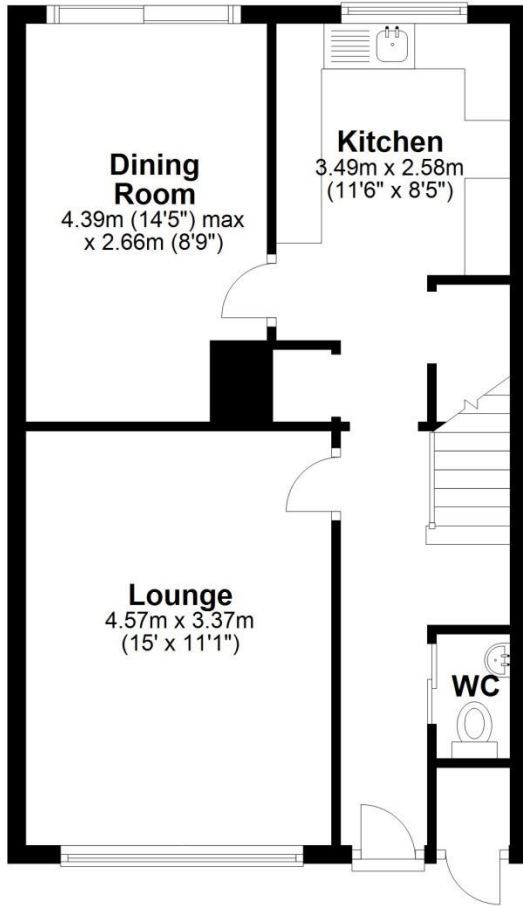
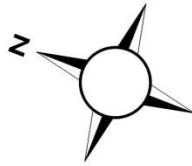
Sales
01952 641111

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

Lettings
01952 505505

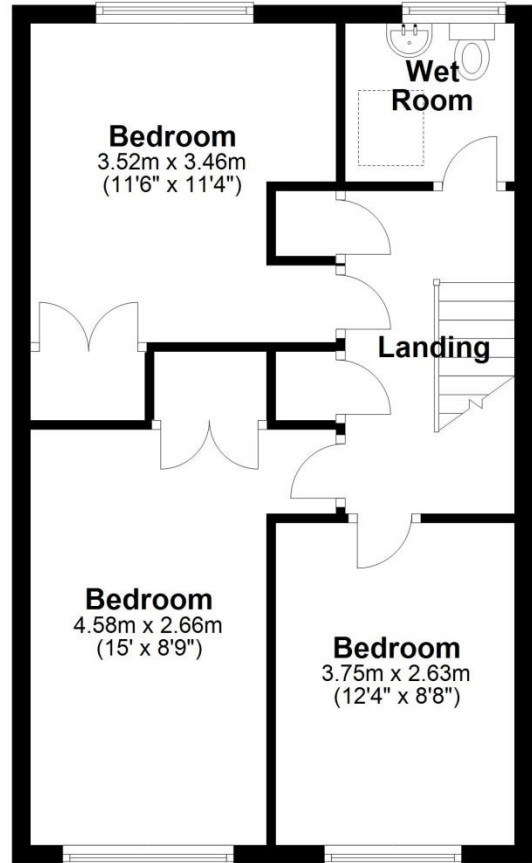
Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

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

27 May 2024

