

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
8 Gregory Close, Doseley, Telford, Shropshire, TF4 3FH



**Offers in  
Excess of  
£240,000**

An excellently located, perfectly presented Three Bedroom End of Terraced Property with parking and enclosed garden. Providing approximately 75.6 sq meters ( 814.1 sq Feet ) of wonderful living space The property is positioned within a much sought after newly developed residential area. Easy access to the main road network and local schools. Ground floor: Entrance hallway, ground floor wc, spacious lounge with bay window, open plan modern integrated kitchen/dining room with solid Oak worktops and French doors opening onto the rear patio. Gas central heating and double glazing. First floor: Main bedroom with built in wardrobe and en-suite shower room, very good sized second bedroom, good sized third bedroom and bathroom. Outside: Lawn area to the front of the property, parking, side gated access to the rear enclosed garden with lawn area, wooden decking and patio.

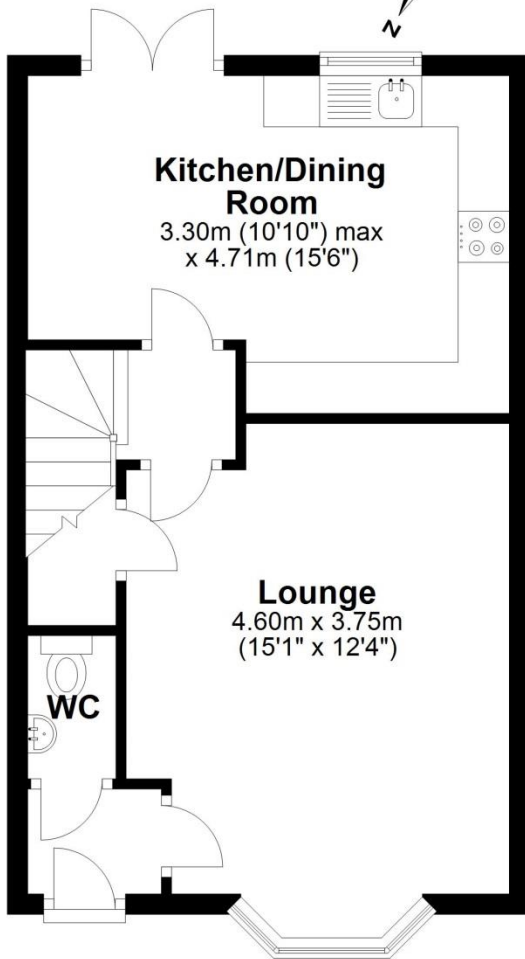


**Sales**  
**01952 641111**

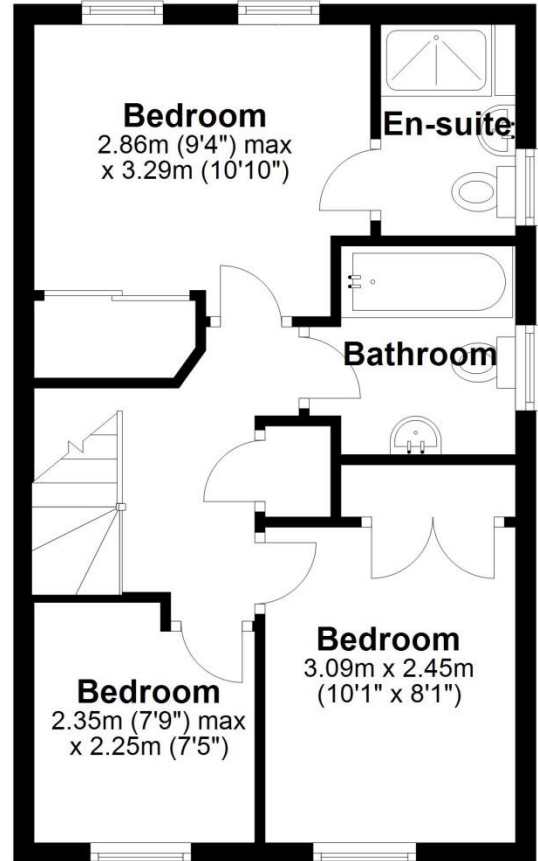
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

**Ground Floor**  
Approx. 37.9 sq. metres (408.2 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 75.6 sq. metres (814.1 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band C</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 30 August 2024

