

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
13 Talbot Fields, High Ercall, Telford, Shropshire, TF6 6LY



**Offers in
Excess of
£375,000**

A brilliantly spacious, excellently located Four Bedroom Detached Bungalow with garage, driveway and gardens. Providing approximately 134.4 sq meters (1457.8 sq Feet) of wonderful living space. Situated within the much sought after village location of High Ercall, with local amenities, village shop, primary school and excellent main road links. The property is located on the edge of the village and accessed via the B5062 to Roden, turning left onto Shirlowe Lane and then first left into Talbot Fields.

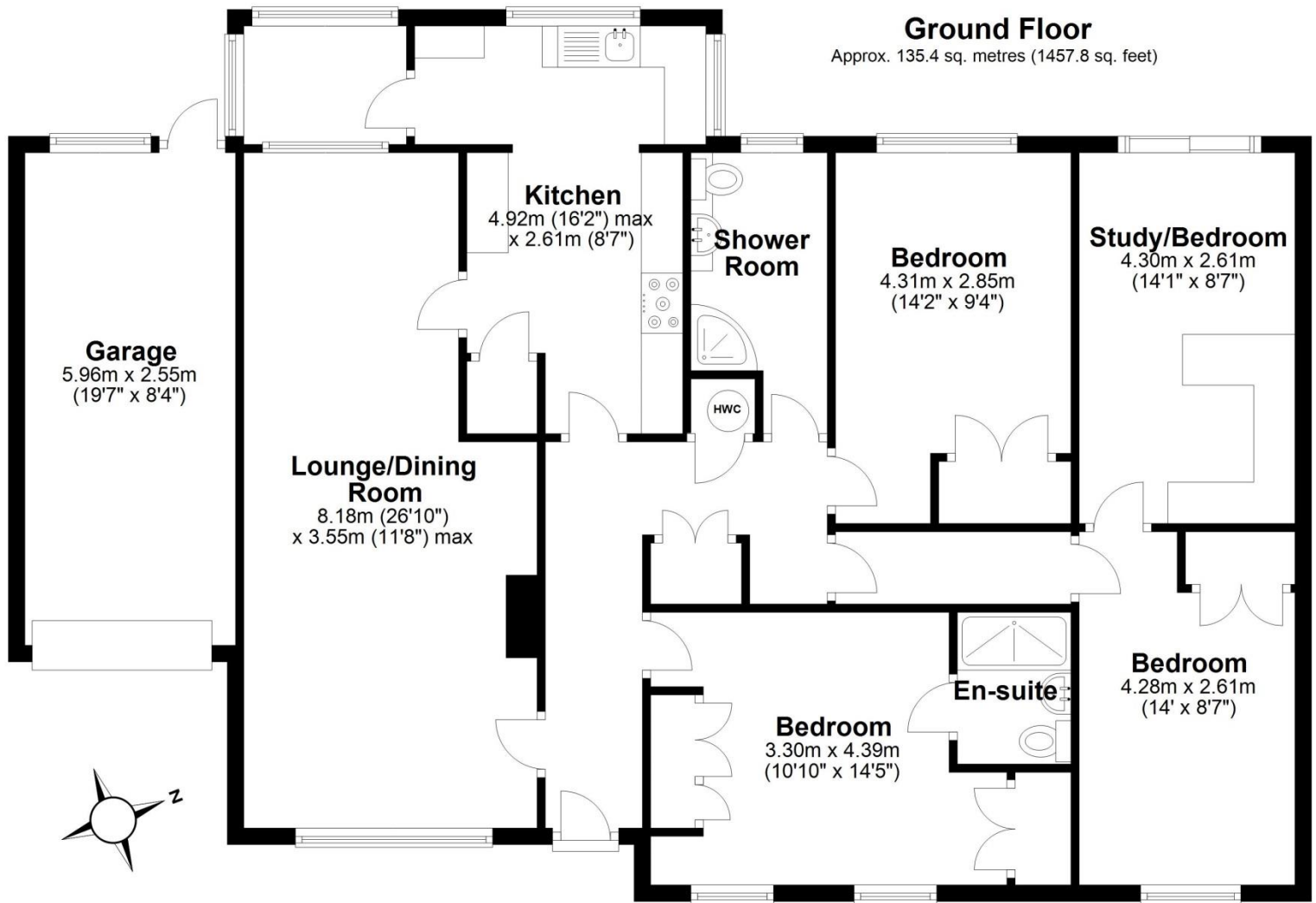
Comprising: Hallway, expansive lounge / dining room, kitchen with additional utility area. Main bedroom of excellent size with fitted wardrobes and en-suite shower room, bedroom two and three also of very good size. Bedroom four can ideally be used as a study room with the fitted study furniture or additional bedroom with patio doors opening onto the rear garden area. Shower room, newly installed electric boiler, newly fitted electric heating system with individual room controls, double glazing and solar panels helping to provide reduced energy bills, with a guaranteed quarterly FiT return from the main grid. Outside area: Block paviour driveway, garage with light and power, large rear enclosed garden with patio and lawn area and a gate leading to the layby on road at the rear of the property.

Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505



Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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

03 September 2024

