

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
4 St James Crescent, Stirchley, Telford, Shropshire, TF3 1BL



Offers in the
Region Of
£250,000

Excellent presented, well positioned Three Bedroom Detached Property with driveway, garage and spacious enclosed rear garden Providing approximately 93.5 sq metres (1006.5 sq feet) of wonderfully modern living space Located within a popular, well established residential area with local schools, excellent access for the A442 and local main road network.

Ground floor: Reception hallway, ground floor wc, spacious open plan lounge / dining room with French doors opening onto the garden patio area, modern integrated kitchen. First floor: Primary bedroom of good size, two further bedrooms, bathroom with bath and shower over the bath with shower screen. Gas central heating and double glazing. Driveway with ample parking suitable for a number of vehicles, front lawn area, side gated access leading to the wonderfully spacious enclosed rear garden with patio area and lawn.

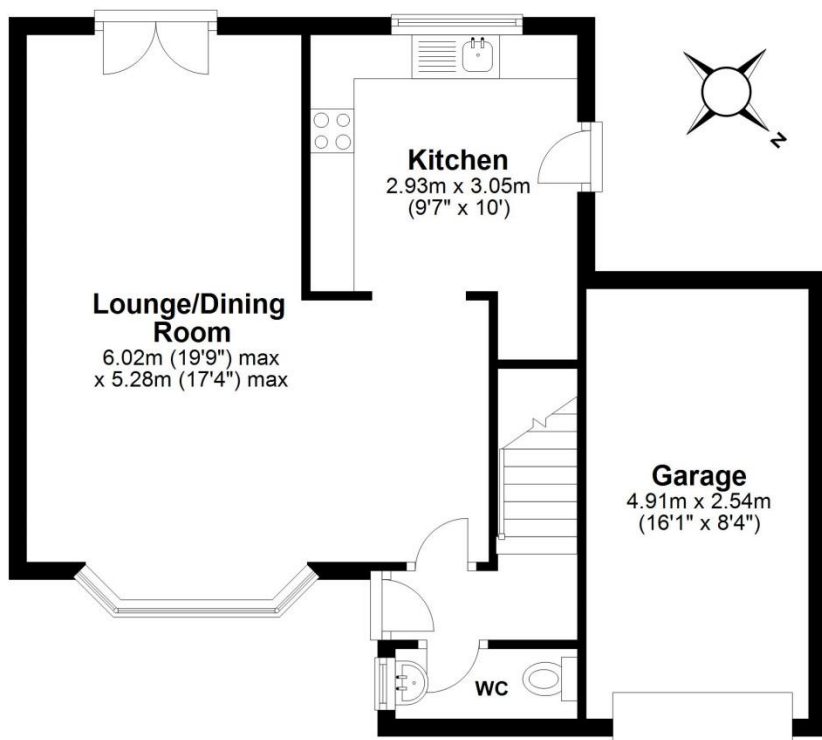
Sales
01952 641111

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

Lettings
01952 505505

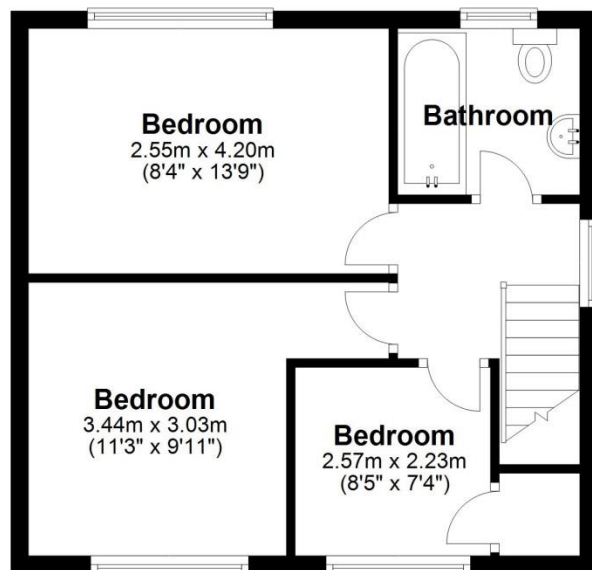
Ground Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)

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

19 September 2024

