

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

112 Churncote, Stirchley, Telford, Shropshire, TF3 1YR



**Offers in
Excess of
£150,000**

Three Bedroom Terraced Property with enclosed rear garden Providing approximately 90.3 sq metres (972.1 sq feet) of living space Situated within a mature residential area and a short drive to the Telford Town Centre, Telford Train Station, perfect for local road network connections and M54 link. Comprising: Entrance porch, hallway, ground floor wc, useful storage cupboard, separate lounge, excellently spacious kitchen/dining room with sliding patio doors opening on to the rear garden area. First floor: Excellent sized main bedroom, second of similar size and a third good sized bedroom. Family bathroom, gas central heating and double glazing. Outside area: Low fence enclosed front garden area, rear enclosed garden with patio area and lawn. The rear of the property also has an access gate leading to parking area. No Upward Chain

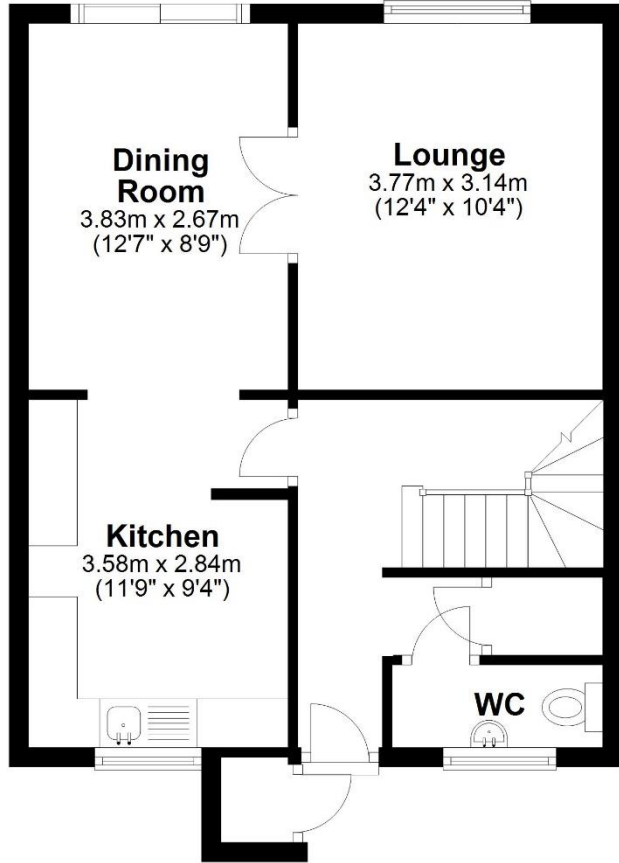


Sales
01952 641111

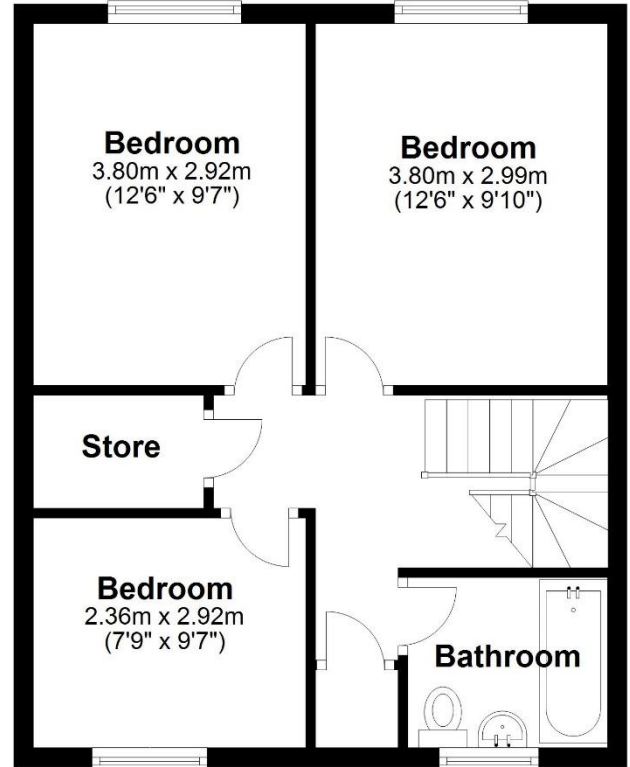
email: harwood@harwoodestates.com
www.telfordstateagent.co.uk

Lettings
01952 505505

Ground Floor
Approx. 45.5 sq. metres (489.4 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.7 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 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 22 September 2024

