

# HARWOOD

## THE ESTATE AGENT

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

5 Mill Farm Drive, Randlay, Telford, Shropshire, TF3 2NA



Offers in the  
Region Of  
£375,000

Excellent presented and fully modernised extended Four Bedroom Detached Property Providing a total living area of 135.7 sq mtrs ( 1461.1 sq ft ). Positioned within a much sought after modern residential area with access to local shops, Schools and a short distance to the Telford Town shopping Centre, Southwater area with restaurants, bars and cinema. The Property is also located within easy reach of the A442, Telford Railway Station and M54 Link

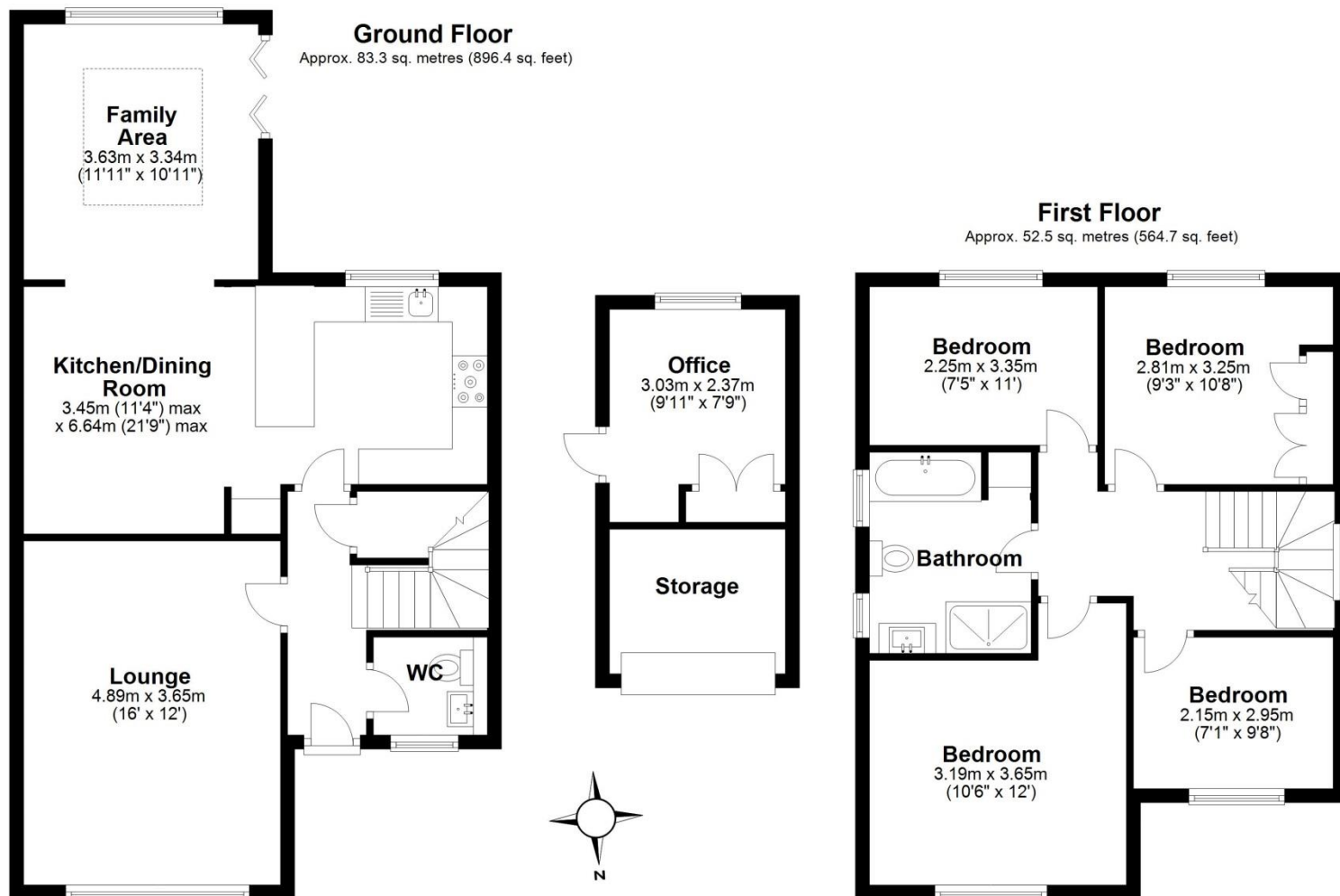
Ground floor: Through hallway, ground floor wc, spacious lounge, newly fitted modern and stylish Kitchen / dining room with integrated appliances, breakfast bar and quartz work surfaces. Open plan extension providing wonderful additional family room with sky lighting and bi-folding doors, opening onto the private rear garden area. First floor: Primary bedroom of very good size, three further Bedrooms, spacious main bathroom with bath and separate walk in shower, gas central heating and double glazing. Outside: Driveway with ample parking, garage which is half converted to office area, storage and fitted electric car charging unit. Front lawned area, side gated access leading to the rear enclosed private garden with patio areas, lawn, trees and shrubs and wooded backdrop.

**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**



Total area: approx. 135.7 sq. metres (1461.1 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band D</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 05 October 2024

