

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
12a George Street, Dawley, Telford, Shropshire, TF4 3AA



Offers in
Excess of
£275,000

A brilliantly sized Three Bedroom Detached Property with driveway garage and garden. Providing approximately 137.9 sq mtr (1484.8 sq ft) of living accommodation Situated within a mature and well established residential area of Dawley, close to the Park and a short walk to the high street providing local shops and amenities. Within easy access to the local main road network and the Telford Langley School is also nearby.

Ground floor: Through hallway with parquet flooring, ground floor cloak, lounge, kitchen/ dining room with useful pantry, storage and boiler room. Gas central heating and double glazing First floor: Main bedroom of excellent size with built in wardrobes, second bedroom also of excellent size with built in wardrobes, third good sized bedroom and bathroom with separate wc. Outside area: Low wall enclosed frontage with driveway, double garage, side access leading to rear garden area. No Upward Chain

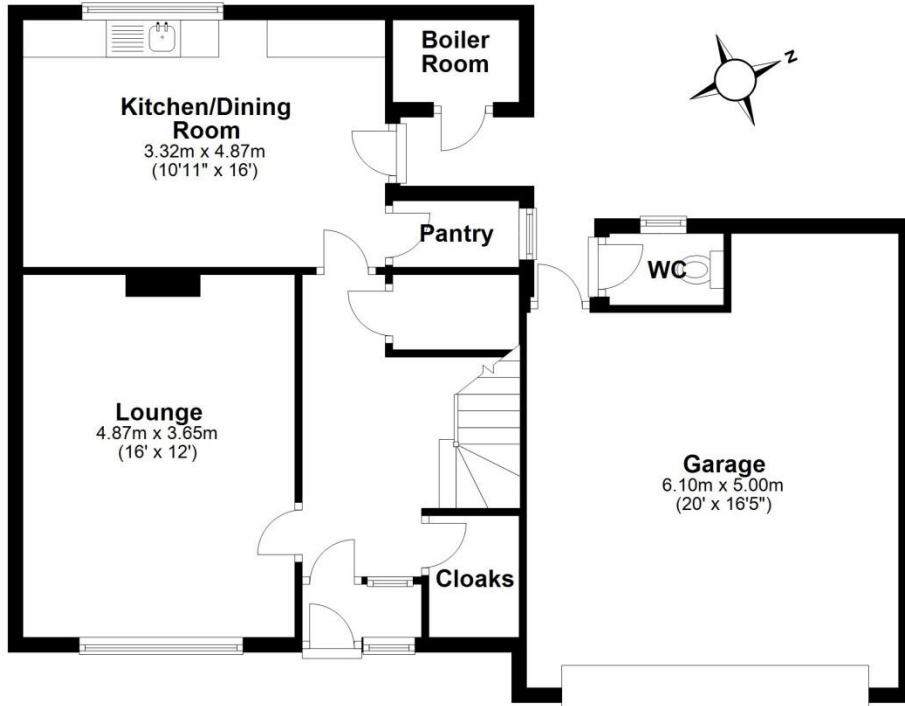
Sales
01952 641111

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

Lettings
01952 505505

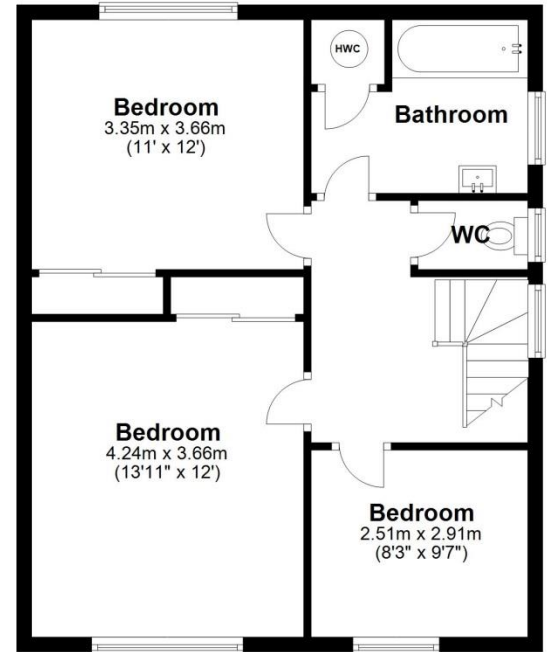
Ground Floor

Approx. 82.7 sq. metres (889.7 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



Total area: approx. 137.9 sq. metres (1484.8 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 08 October 2024

