

# HARWOOD

## THE ESTATE AGENT

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

**3 Knowle Wood View, Randlay, Telford, Shropshire, TF3 2NE**



**Offers in the  
Region Of  
£350,000**

Wonderfully presented Four Bedroom Detached Property with driveway, garage and excellent rear garden area. Providing approximately 137.0 sq meters (1475 sq Feet ) of spacious living space. 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, access door to garage, ground floor wc,, spacious lounge with bay window, separate dining room with sliding patio doors, kitchen/breakfast room with integrated appliances and separate utility. First floor: Main bedroom with en-suite shower room and built in wardrobes, bedroom two of excellent size, two further bedrooms and main bathroom. Gas central heating and double glazing. Outside: Block paviour driveway with ample parking, garage, side gated access leading to the rear enclosed garden, wonderfully screened for privacy with block paviour patio areas, main lawn, trees and shrubs.

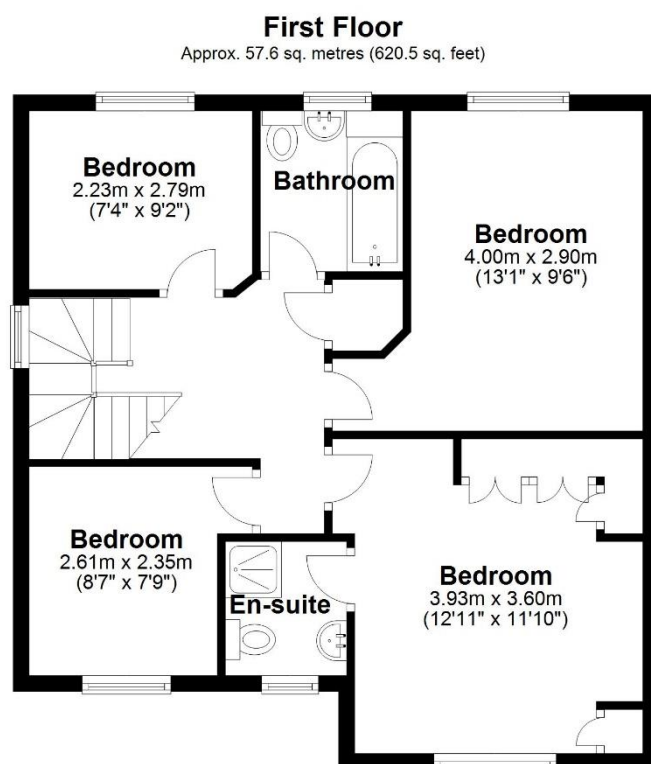
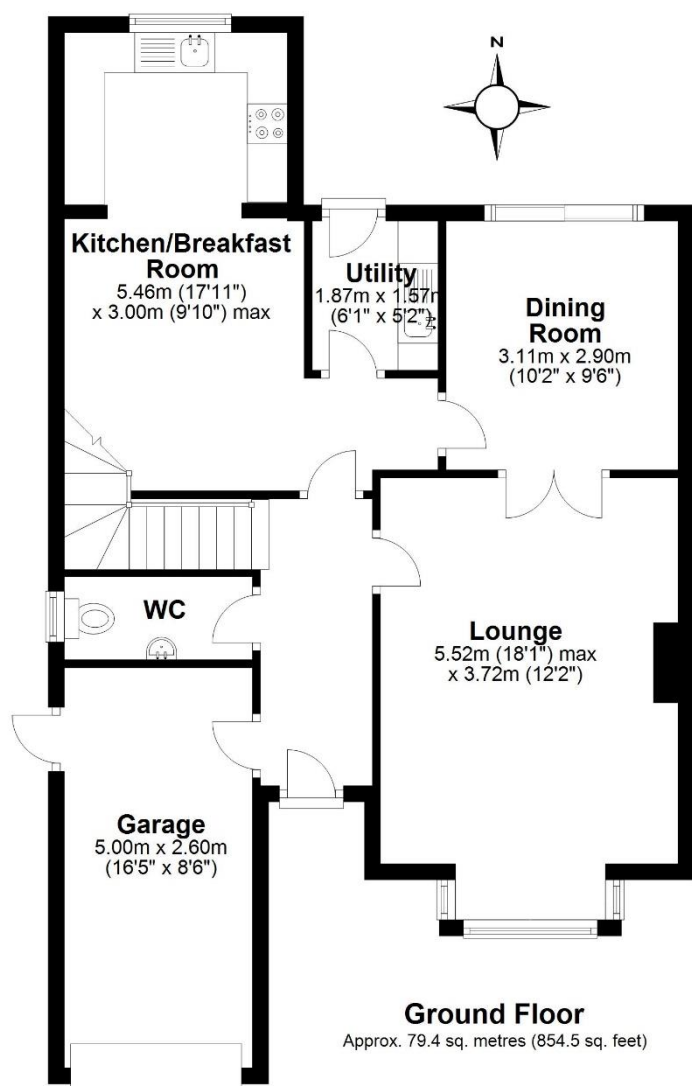
No Upward Chain

**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**





Total area: approx. 137.0 sq. metres (1475.0 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band D
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.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>Viewing Arrangements</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.

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

15 January 2025

