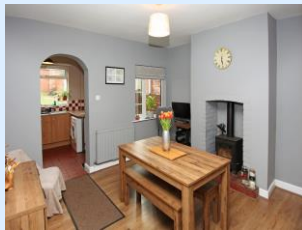


# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
3 Grove Street, St. Georges, Telford, Shropshire, TF2 9JW



**Offers in  
Excess of  
£230,000**

A well positioned Four Bedroom End Terraced Property with driveway and enclosed rear garden. Providing approximately 98.9 sq metres ( 1064.8 sq feet ) of living space Situated within a much sought after location and within a short distance of local shops and school. The Oakengates centre, train station, Asda super store, Telford Town Centre and Telford Train Station are all only a short drive away. Ground floor: Lounge with feature fire place, separate dining room also with feature fire place, kitchen. gas central heating and double glazing. First floor: Main bedroom of good size, two further good sized bedrooms. a third single bedroom and bathroom. Outside: Block paviour driveway, access to enclosed rear garden with patio, lawn area and outbuilding.



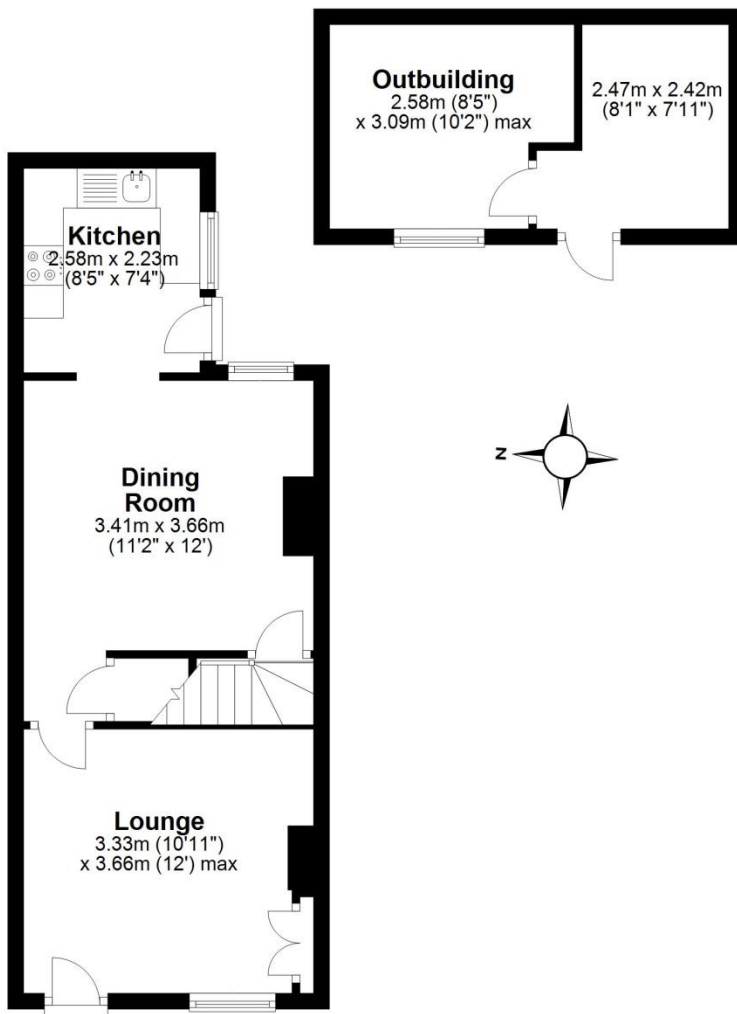
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

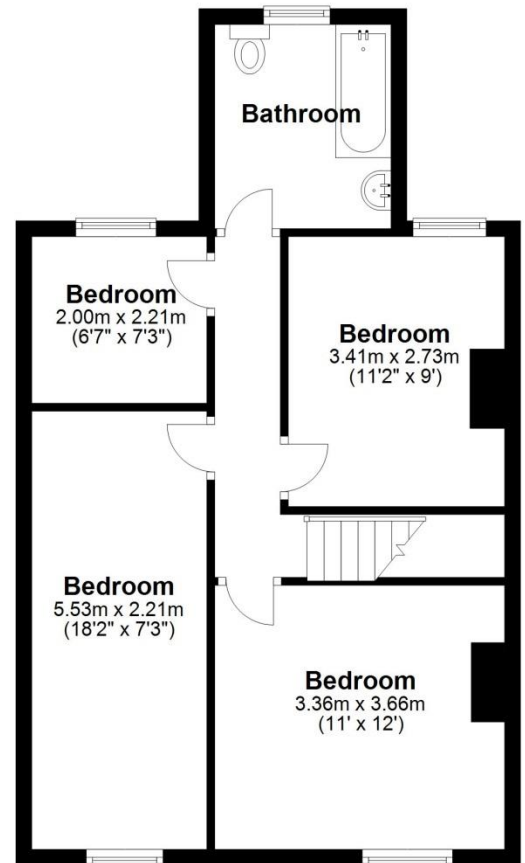
## Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



## First Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 98.9 sq. metres (1064.8 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band B
<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

22 January 2025

