

HARWOOD

THE ESTATE AGENT

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

3 Roden Lane, Roden, Telford, Shropshire, TF6 6BJ



**Offers in
Excess of
£230,000**

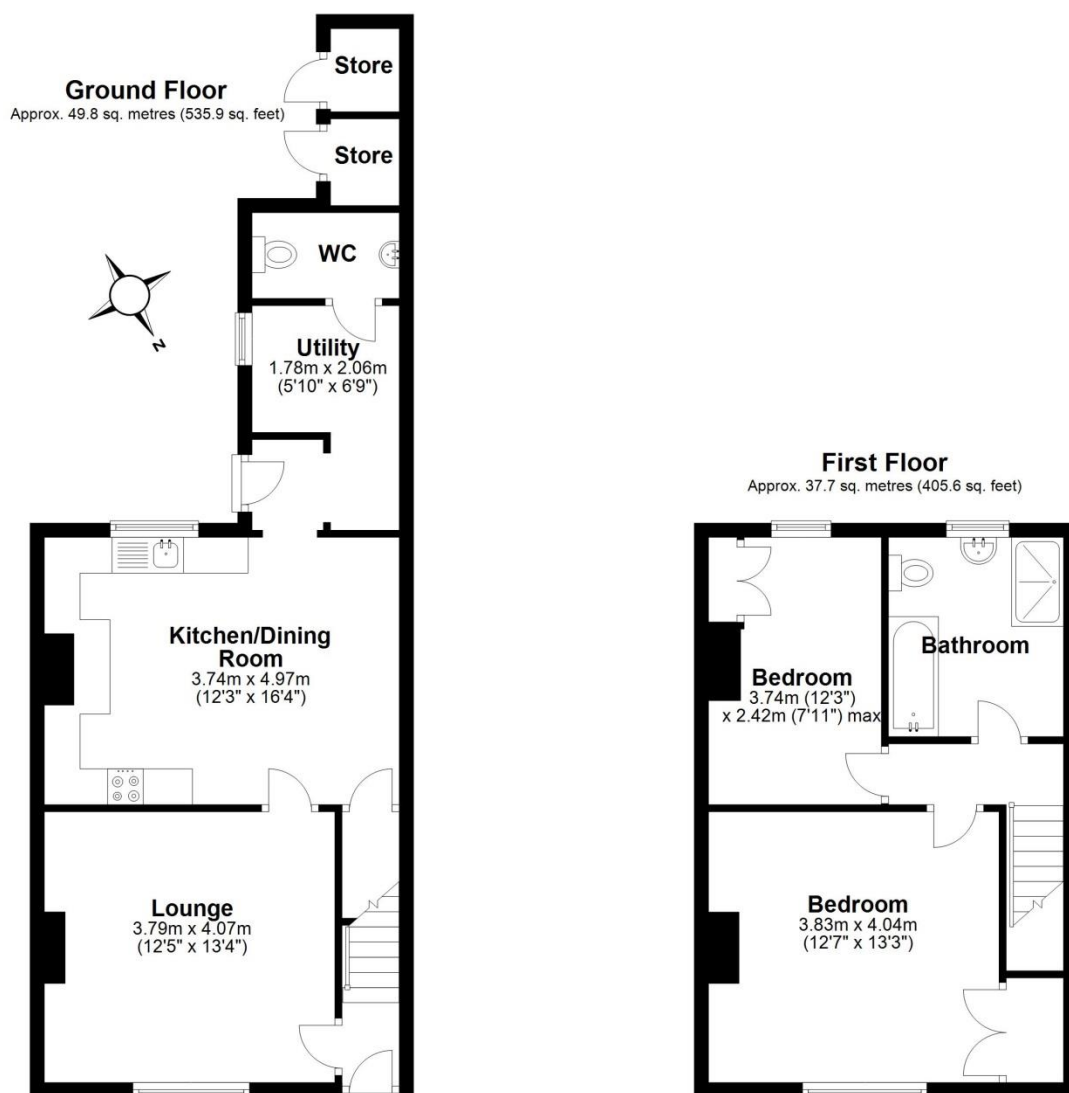
A wonderful opportunity to acquire a modernised Two Bedroom Character Property. Providing approximately 87.5 sq metres (941.5 sq feet) of living space Located within the village of Roden, a short drive from High Ercal and with good main road links to Wellington, Telford, and Shrewsbury.

Ground floor: Reception hall, lounge with feature fire place and log burner, modern integrated kitchen / dining room, separate utility area and ground floor wc. First floor: Main bedroom of good size with feature ornate fireplace, bedroom two with feature ornate fireplace, bathroom offering both bath and separate shower, gas central heating and double glazing. Outside area: Low wall and fence enclosed front garden area. The rear of the property has enclosed courtyard and outbuilding store, leading to parking area easily providing parking for two vehicles. Gated access leading to separate garden area with lawn and wooden decking area.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
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

03 February 2025

