

# HARWOOD

## THE ESTATE AGENT

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

24 Tadorna Drive, Holmer Lake, Telford, Shropshire, TF3 1QP



**Offers in the  
Region Of  
£425,000**

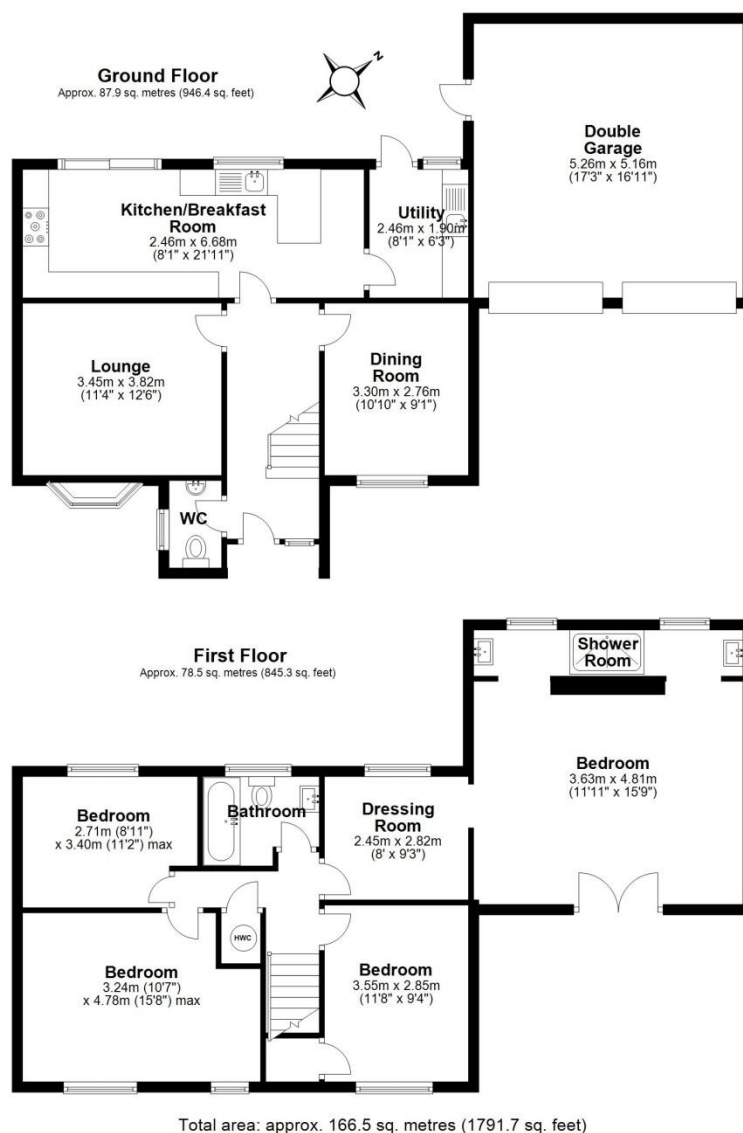
Excellent spacious Extended 4 Bedroom Detached Property overlooking the lake with a privileged perimeter position. Offering approximately 166.5 sq metres ( 1791.7 sq feet ) of wonderful modern living space. Situated within a much sought after residential area with access to local shops, schools and a short distance to the Telford Town Shopping Centre. The Property is tucked away located on the perimeter of the residential development and within a few minutes easy reach of the A442, Telford Central Railway Station and the M54 Links.

Ground Floor: Entrance porch, ground floor wc, through hallway, spacious lounge, separate dining room, modern integrated kitchen/breakfast room, utility room. Gas central heating and double glazing. First floor: Expansive and modern stylish Main bedroom with feature lighting, dressing room and open area en-suite shower positioned behind feature wall and French doors opening to the front. Three further good sized bedrooms and family bathroom with shower over the bath and shower screen. Outside area: Double garage, driveway suitable for a range of vehicles with ample space, rear enclosed garden with patio, lawn area and garden bar.

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



|                                |                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>                  | We are advised by the vendor that the property is Freehold                                                                                                                                                                                                                                      |
| <b>Council Tax</b>             | Band E                                                                                                                                                                                                                                                                                          |
| <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 01 March 2025

