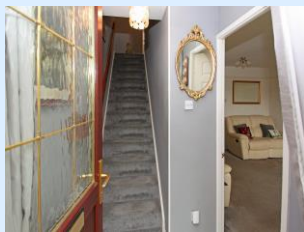


HARWOOD

THE ESTATE AGENT

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

3 Ryebank Road, Ketley Bank, Telford, Shropshire, TF2 0EF



**Offers in
Excess of
£315,000**

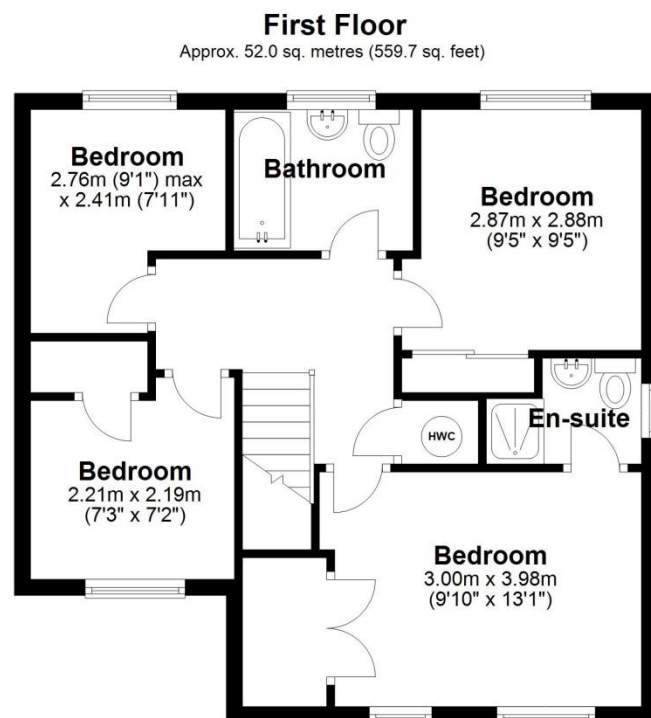
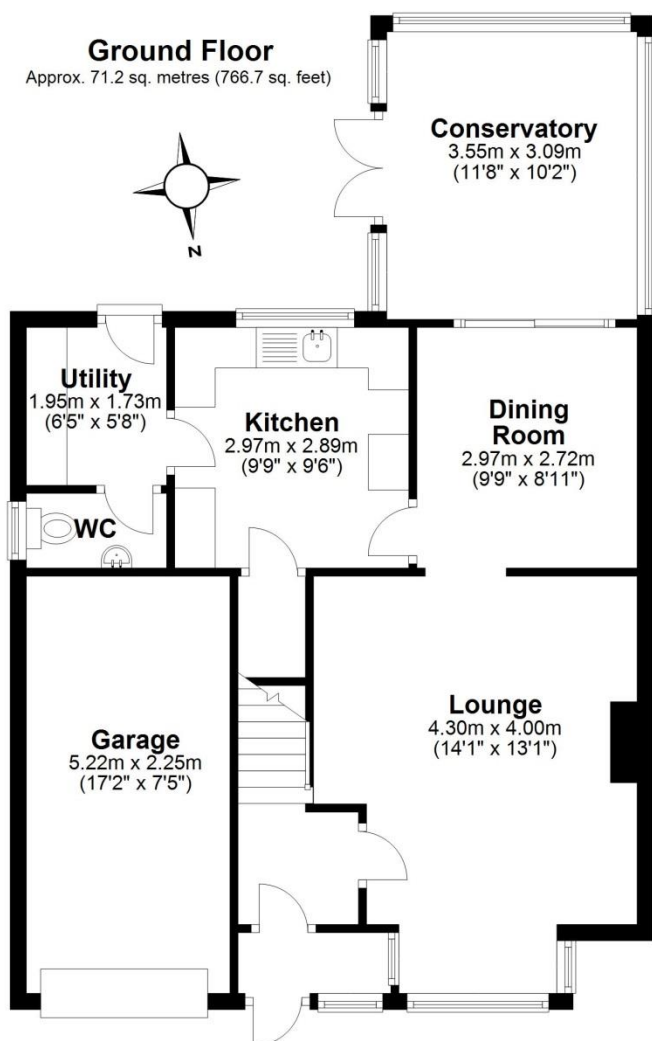
A well presented Four Bedroom Detached Property with driveway, garage and excellent sized enclosed rear garden Providing approximately 123.2 sq metres (1326.5 sq feet) of wonderful flexible living accommodation The Property is located within a much sought after and well established area, a short drive away is the Oakengates centre, the Telford Town Centre, Telford Train Station, local schools, local road network connections and M54 link.

Ground floor: Porch, entrance hallway, lounge, separate dining room, kitchen, separate utility room, ground floor wc and conservatory. First floor: Main bedroom of excellent size with en-suite shower and built in wardrobe. Guest bedroom with built in wardrobe, two further bedrooms and family bathroom. Outside area: Driveway, garage, lawn area to the front, side gated access leading to the excellently sized rear enclosed garden which is very well screened. .Patio and large lawn area.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 123.2 sq. metres (1326.5 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

15 March 2025

