

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
2 Pantulf Close, Lawley Village, Telford, Shropshire, TF3 5GN



**Offers in
Excess of
£210,000**

A wonderfully presented Two Bedroom Semi Detached Property with driveway and enclosed garden NO UPWARD CHAIN Providing approximately 71.3 sq metres (767.0 sq feet) of living space Located within a much sought after modern residential area, just off Lawley Drive, perfect access to the M54 J6 link, with near by local shops, leisure facilities and amenities. A short drive away is the Telford Train Station and the Telford Town Centre. Ground floor: Lounge, ground floor wc, useful storage, excellently modern spacious integrated kitchen / dining area with French doors opening onto the rear patio area. First floor: Two excellently sized bedrooms, family bathroom with shower over the bath with screen, gas central heating and double glazing. Outside area: Driveway, side gated access leading to the rear enclosed garden with lawn and patio areas.

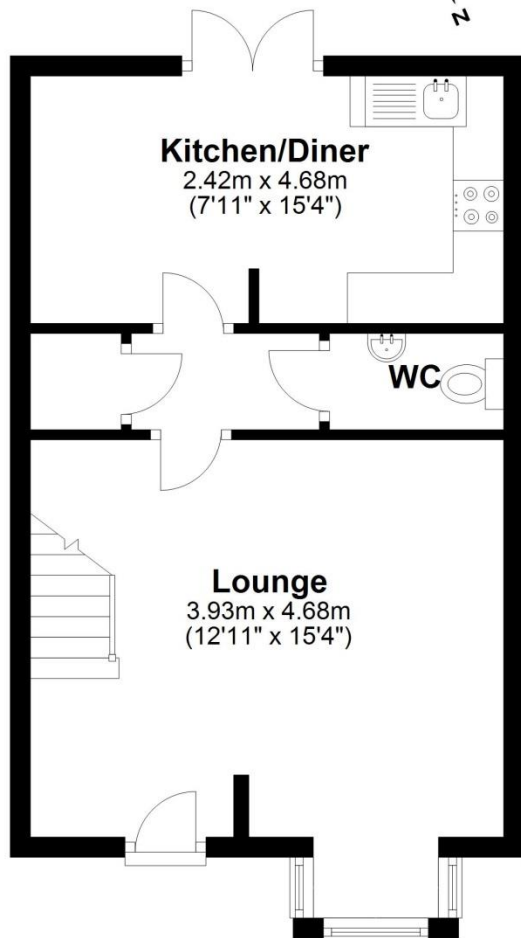


Sales
01952 641111

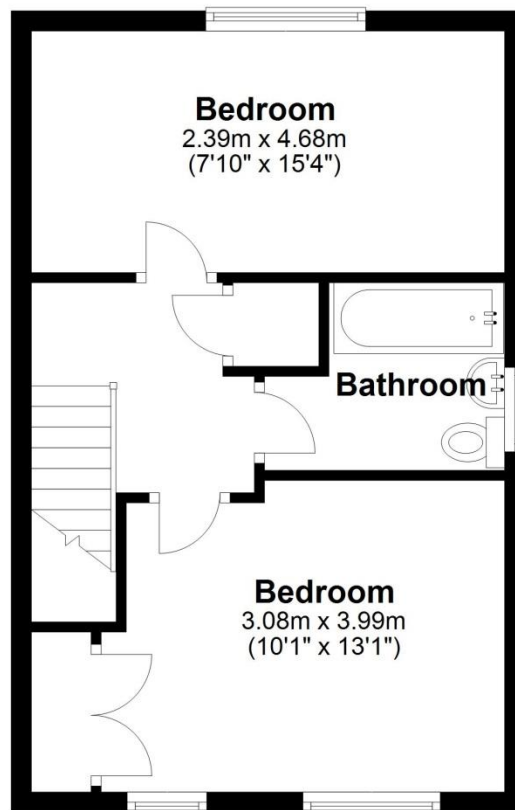
email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505

Ground Floor
Approx. 36.1 sq. metres (388.2 sq. feet)



First Floor
Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 71.3 sq. metres (767.0 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

17 March 2025

