

# HARWOOD

## THE ESTATE AGENT

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

**Almar, Mount Road, Dawley, Telford, Shropshire, TF4 2DR**



**Offers Over  
£240,000**

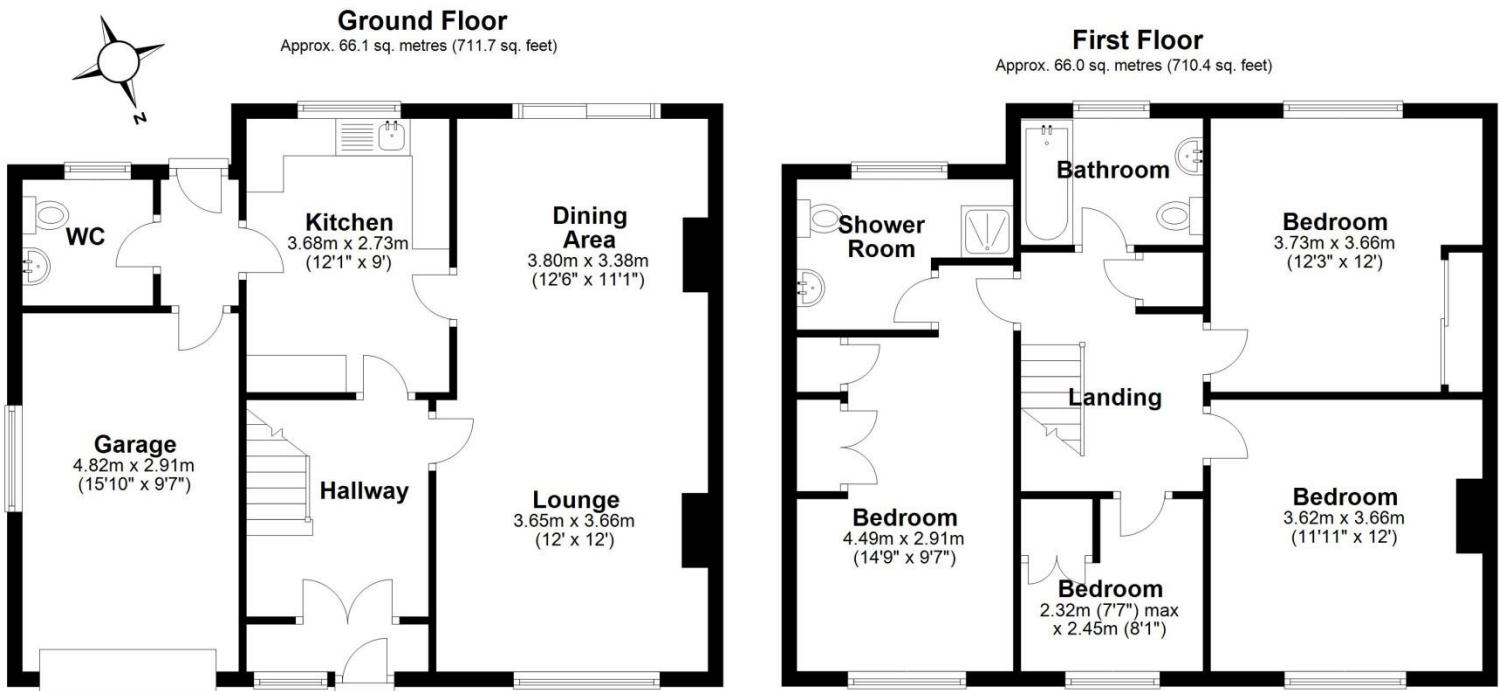
**Excellent Spacious Extended Four Bedroom Semi Detached Property with driveway and spacious enclosed rear garden. Providing approximately 132.1 sq mtr ( 1422.1 sq ft ) of living accommodation# Situated within a mature residential area and within close proximity to the much improved regenerated Dawley High Street, offering a wealth of shops, local amenities and the new local Telford Langley school. The Telford Town Centre, Telford Train Station and access to the M54 are all within a short drive.**

**Ground floor:** Hallway, excellently sized lounge / dining area with sliding patio doors, kitchen, ground floor wc, gas central heating and double glazing. **First floor:** Main bedroom with en-suite shower room, three further bedrooms and family Bathroom. **Outside:** Driveway with ample parking suitable for a number of vehicles, garage, side access leading to the rear enclosed garden. **No Upward Chain**

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 132.1 sq. metres (1422.1 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.