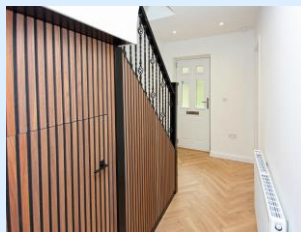
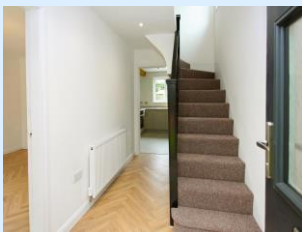


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
Oakview, Sinclair Gardens, Ketley, Telford, Shropshire, TF1 5HP



**Offers in
Excess of
£260,000**

Excellent presented modernised and refurbished Three Bedroom Detached Property Providing approximately 89 sq metres (958.5 sq feet) of living space Located within a well established residential area with access to local shops, amenities. The Meadows Primary school and Nursery is just around the corner. Excellent access to the local main road network and M54 link. Ground floor: Hallway, lounge and excellently stylish modern kitchen / dining room with integrated appliances. First floor: Three bedrooms, main bathroom with bath and separate shower, gas central heating and double glazing. Outside area: Garage, driveway with ample parking, enclosed front lawn area, access leading to the rear enclosed garden area. No Upward Chain (Please note: The current council tax rating is awaiting reassessment).



Sales
01952 641111

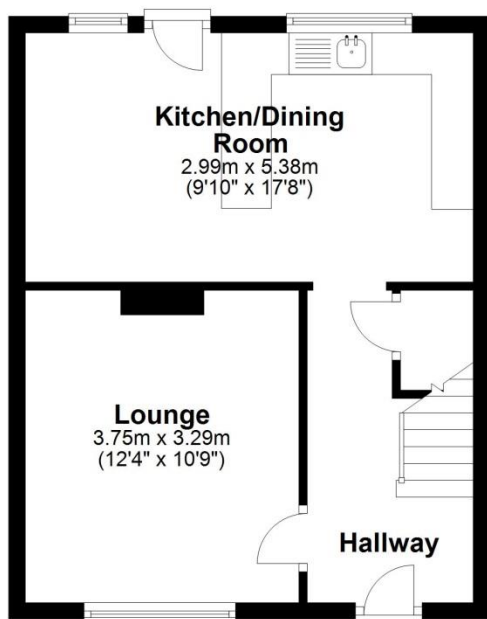
email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



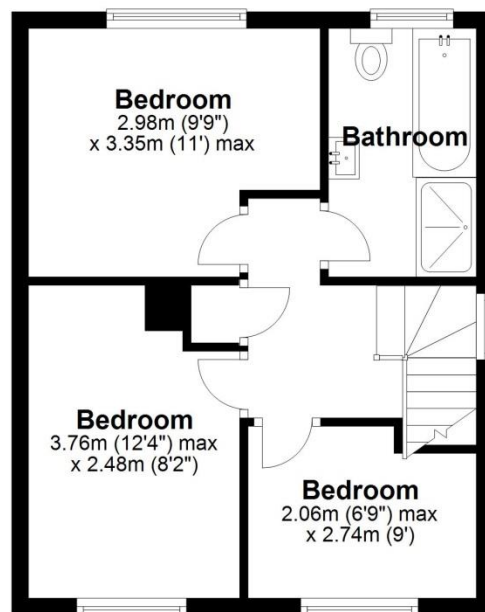
Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 89.0 sq. metres (958.5 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

27 March 2025

