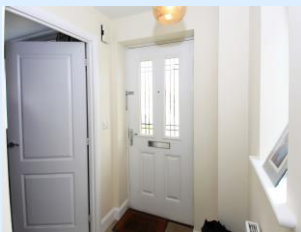


HARWOOD

THE ESTATE AGENT

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

32 Yew Tree Meadow, Hadley, Telford, Shropshire, TF1 6AN



**Offers in the
Region Of
£230,000**

A well presented Three Bedroom Semi Detached Property with driveway and enclosed rear garden Providing approximately 89.9 sq metres (968.1 sq feet) of modern living accommodation. Located on a modern development, the property is located just off the A442 between Shawburch and Hortonwood, with excellent access to the local road network, schools, shops and Hortonwood. Ground floor: Reception hallway, lounge, ground floor wc, modern integrated kitchen / diner with French doors opening to the rear garden area. First floor: Main bedroom with en-suite shower room, two further bedrooms, family bathroom with shower over the bath, gas central heating and double glazing. Outside area: Driveway,, side gated access leading to the rear enclosed garden, all on one level with lawn and patio area.



Sales
01952 641111

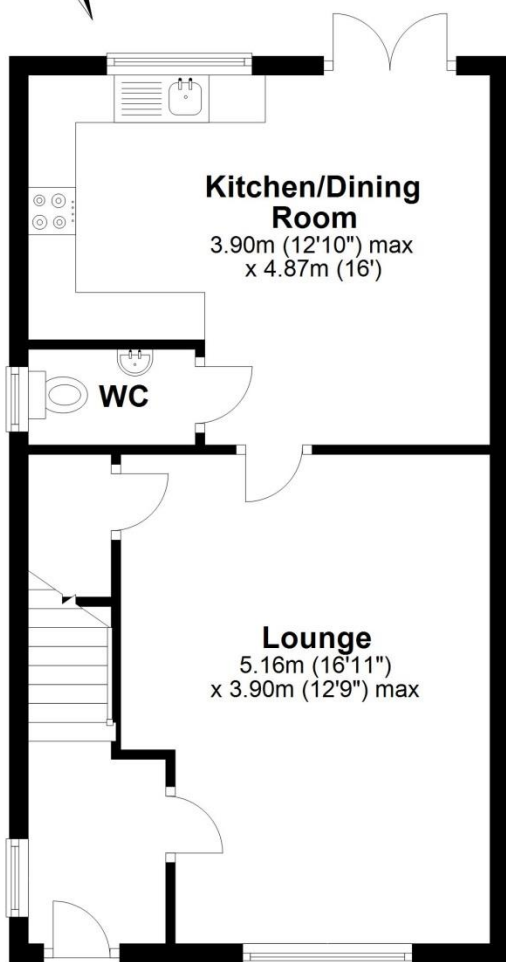
email: harwood@harwoodestates.com
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Lettings
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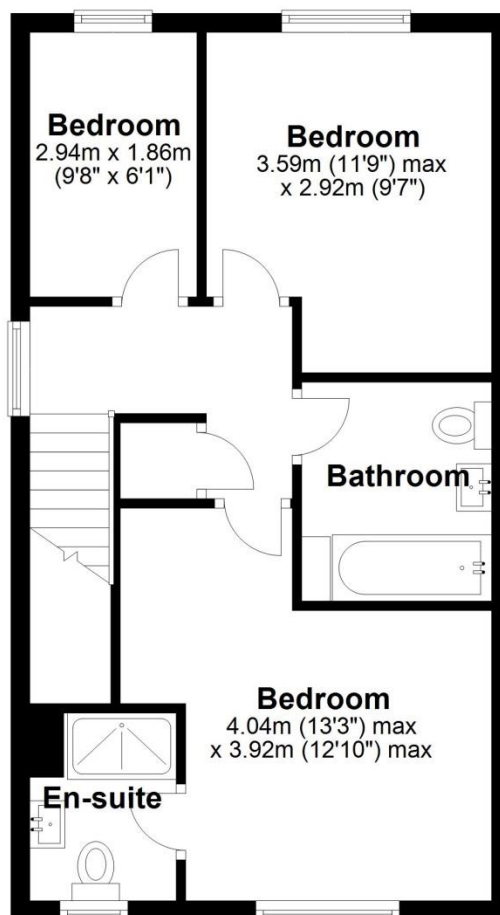
Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 89.9 sq. metres (968.1 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.

Details prepared

16 November 2024

