

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
11a Candleberry Meadow, Ketley, Telford, Shropshire, TF1 5TD



**Offers in the  
Region Of  
£325,000**

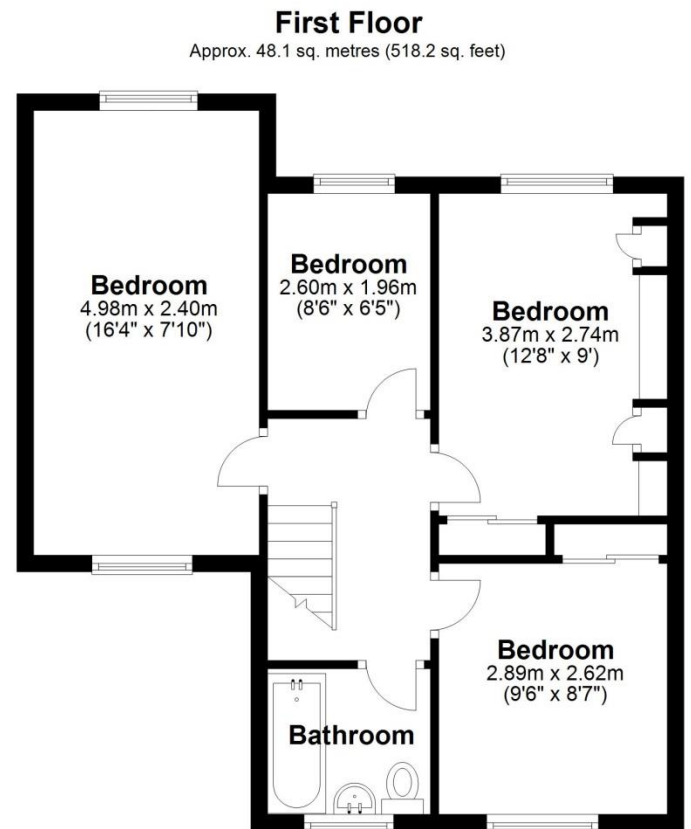
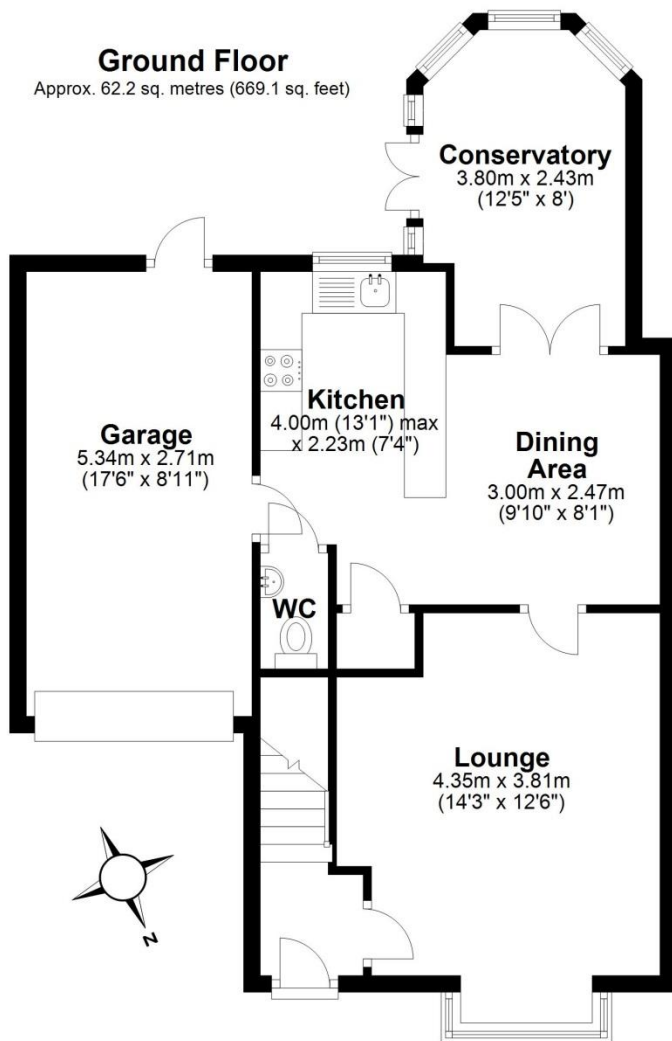
A Four Bedroom Detached Property with garage, driveway and enclosed rear garden Providing approximately 110.3 sq metres ( 1187.3 sq feet ) of living space Located within a popular sought after residential area with access to local shops, amenities. The Meadows Primary school and Nursery is just around the corner. Excellent access to the local main road network and M54 link. Ground floor: Reception hallway, ground floor wc, lounge with bay window and feature fireplace, open plan stylish kitchen with integrated appliances, dining area with French doors opening into conservatory. First floor: Main bedroom of excellent size, three further bedrooms, main bathroom with shower over the bath, gas central heating and double glazing. Outside Area: Garage, driveway and access leading to the rear enclosed near private rear garden area with lawn and patio.



**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. 110.3 sq. metres (1187.3 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band C
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</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.
<b>Viewing Arrangements</b>	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

07 April 2025

