

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
2 Blackstone Drive, St. Georges, Telford, Shropshire, TF2 9UZ



**Offers in
Excess of
£320,000**

A well positioned Four Bedroom Detached Property with driveway garage and enclosed rear garden. Providing approximately 118.4 sq metres (1274.0 sq feet) of living space Occupying a corner plot, situated within a much sought after residential area, within a short distance of Oakengates centre, train station and the Asda super store. The Telford Town Centre and Telford Train Station are also a short drive away. Ground floor: Through hallway, ground floor wc, lounge, open plan integrated kitchen / dining room, gas central heating and double glazing. First floor: Main bedroom with en-suite shower room and built in triple wardrobes. Guest bedroom with built in wardrobes, two further bedrooms, family bathroom with shower over the bath. Outside Area: Driveway with ample parking area, garage, gated entrance to garden area with garden room, decking area, patio and lawn.



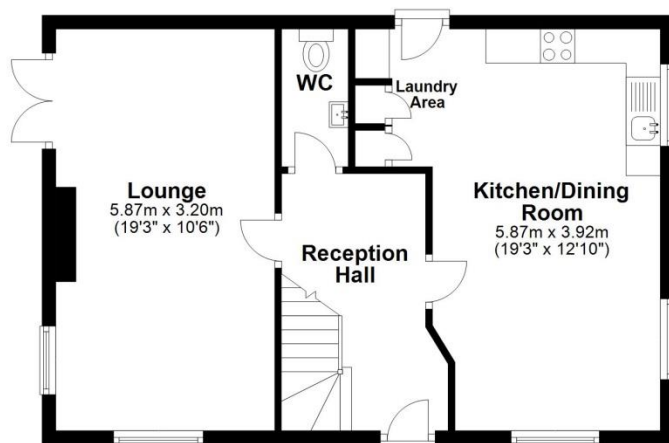
Sales
01952 641111

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

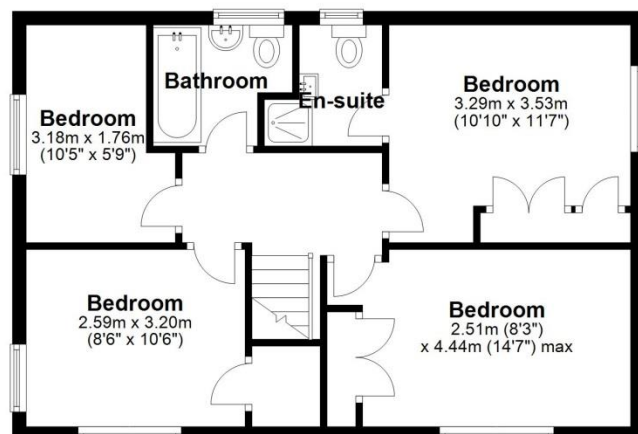
Lettings
01952 505505



Ground Floor
Approx. 64.0 sq. metres (688.7 sq. feet)



First Floor
Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 118.4 sq. metres (1274.0 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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 12 April 2025

