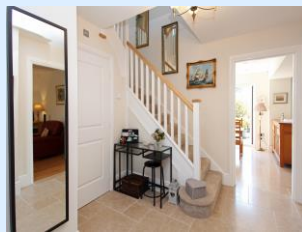
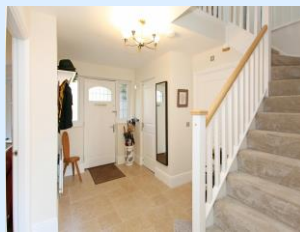


HARWOOD

THE ESTATE AGENT

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

91 Ernest Dawes Avenue, Priorslee, Telford, Shropshire, TF2 9XA



**Offers in
Excess of
£625,000**

This Executive Four Bedroom Detached Property Provides 199.8 sq. meters (2,150.3 sq. feet) of flexible accommodation. In a prime location overlooking open ground area and trees, this Henley style property built by Redrow is set within an enviable position, on the perimeter of the Abbey Fields development.

With excellent access to the M54 Junction 4 link, and being a short distance from Telford Town Centre, Train Station, local schools, shops and amenities.

Ground floor: Hall, internal garage door access, ground floor WC/Cloak, lounge, open plan kitchen / dining room / family room spanning the entire width of the property and a separate utility.

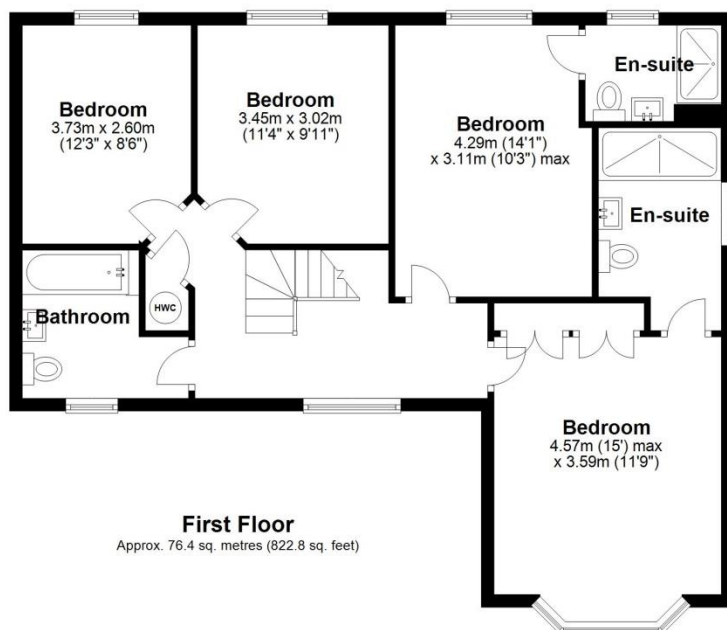
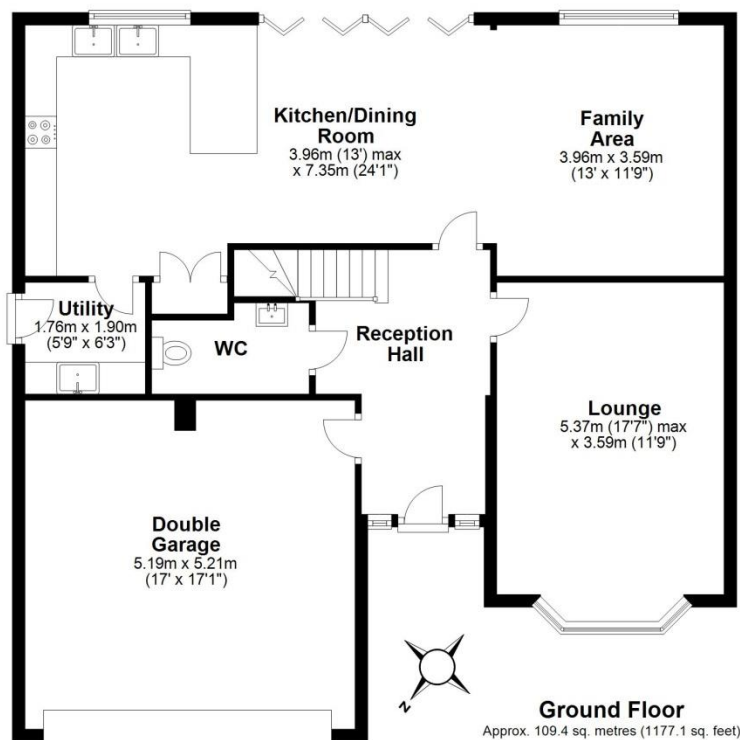
First floor: Main bedroom with en-suite walk-in shower room, guest bedroom with en-suite shower room, two further double bedrooms. Main family bathroom with bath, shower over the bath and glass shower screen.

Outside area: Block paviour driveway with ample parking, double garage with remote controlled electric doors and sealed floor, garden area to the front, side gated access leading to the rear enclosed garden with lawn and patio area that benefits from the sun all day long.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 185.8 sq. metres (1999.8 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band F
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

14 April 2025

