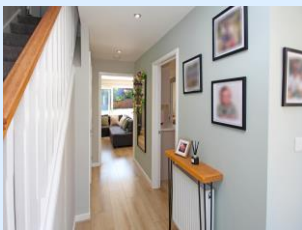


HARWOOD

THE ESTATE AGENT

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

Appledore, Mount Pleasant, Ketley Bank, Telford, Shropshire, TF2 0BX



**Offers in the
Region Of
£350,000**

A beautifully presented unique and modern Three Bedroom Detached Property with gravel driveway and enclosed private garden Providing approximately 81.1 sq metres (873.4 sq feet) of wonderful flexible living accommodation Built by the current owner with a wealth of modern features the Property is located within a much sought after mature and well established area. A short drive away is the Oakengates centre, the Telford Town Centre, Telford Train Station, perfect local road network connections and M54 links.

Ground floor: Hallway, ground floor wc/cloak, lounge / dining room with patio doors opening onto the rear patio area, modern integrated kitchen, gas central heating and double glazing. First floor: Main bedroom of good size with built in wardrobe, two further bedrooms and main family bathroom with bath and separate shower.

Outdoor: Enclosed gravel driveway with ample parking, leading to side and rear private garden area with wonderful patio and steps to raised lawn area.

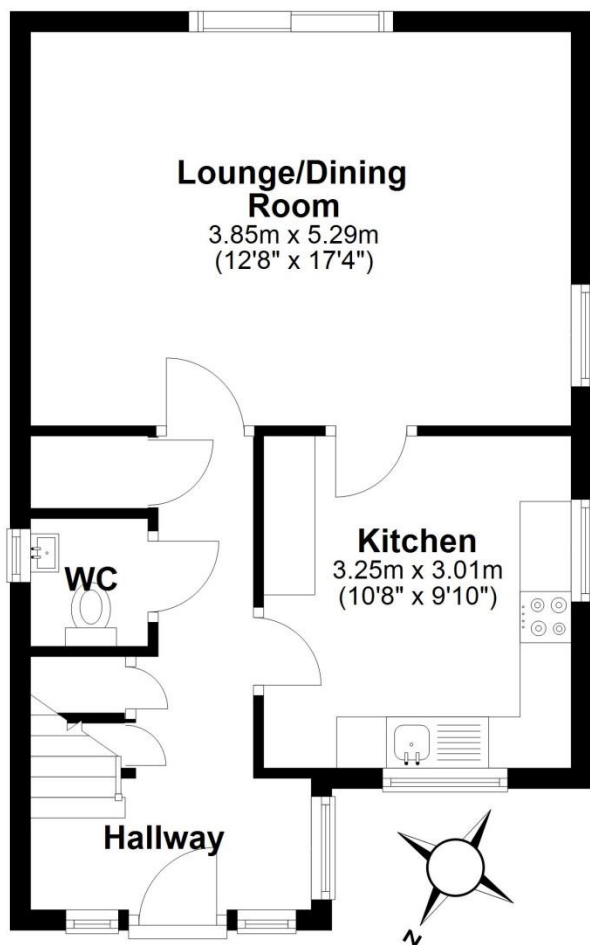
Sales
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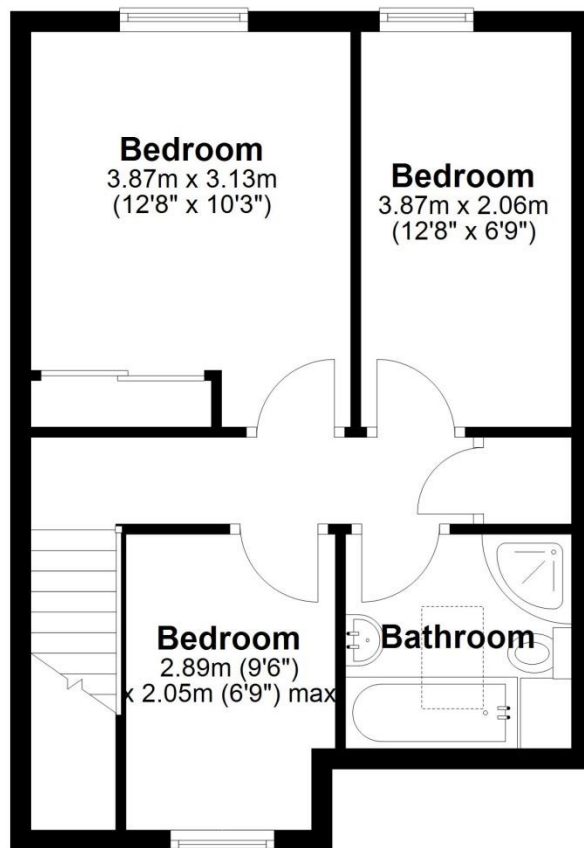
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 81.1 sq. metres (873.4 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

25 April 2025

