

HARWOOD

THE ESTATE AGENT

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

10 Machin Place, Lawley, Telford, Shropshire, TF4 2TH



£195,000

An excellently presented well positioned spacious Two Bedroom Semi Detached Property with enclosed garden and parking Providing approximately 54.6 sq metres (587.6 sq feet) of living space Located within a highly sought after newly developed residential area just off Lawley drive, perfect access to the M54 J6 link, with nearby local Lawley centre shops, leisure facilities, golf course and amenities, within a short drive is the Telford Town Centre and Telford Train Station.

Ground floor: Hall, ground floor wc, useful under stairs storage, modern style kitchen with integrated appliances and spacious lounge/diner with French doors opening on to the rear patio area. First floor: Two very good sized bedrooms and bathroom with shower over bath with glass screen, gas central heating and double glazing. Two allocated Parking spaces at the rear of the property, gated access leading to the rear enclosed garden with patio and lawn area.

Sales
01952 641111

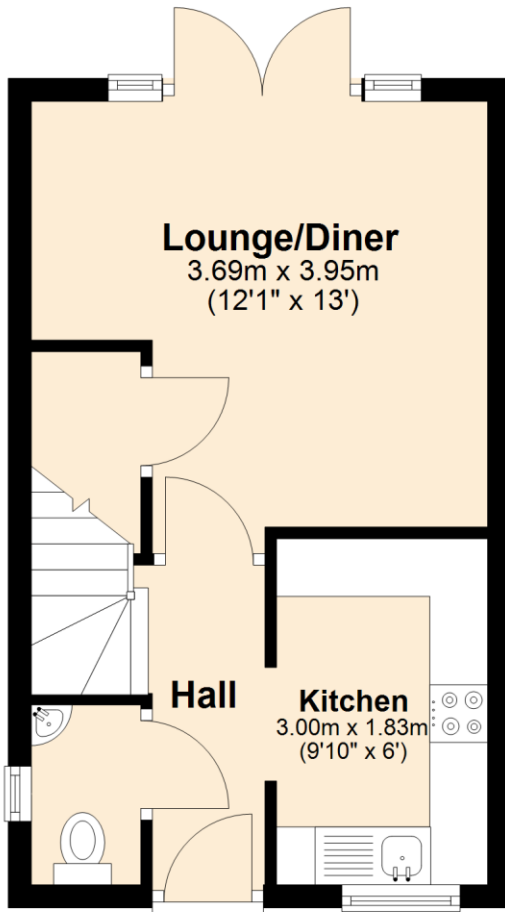
email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505

Dean Millington Business Owner Harwood The Estate Agents (Wellington)

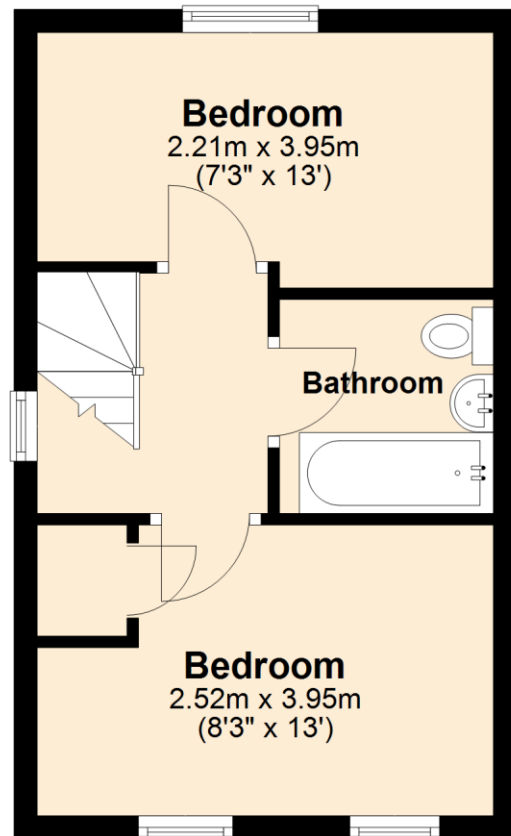
Ground Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 sq. feet)

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

28 May 2025

