

HARWOOD

THE ESTATE AGENT

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

47 The Rock , The Rock, Telford, Shropshire, TF3 5BH



**Offers in
Excess of
£725,000**

Excellent Versatile, Spacious Four Bedroom Detached Property with Extensive Grounds and Elevated Views Providing approximately 195.1 sq metres (2100.0 sq feet) of living space Situated within the Old Rock area with excellent elevated views overlooking the well screened enclosed gardens. The property is located via the rock road with easy access to the local main road network, M54 link, a short distance to the Telford town centre and the Telford Train Station. The Newdale primary school is also a short walk away.

Ground floor: Sitting room, Dining room, Snug, Kitchen, Breakfast room, Gym, Office, Shower room and utility room. First floor: Main bedroom with dressing area, fitted wardrobes and en-suite bathroom. Guest bedroom and bedroom three both with separate dressing area's and built in wardrobes. Bedroom four with fitted wardrobes. Outside area: Extensive grounds including, spacious patio area suitable for entertaining with elevated views, excellently screened lawn and gardens, long spacious driveway suitable for a number of vehicles and with further hard standing area, work shop and outbuilding.

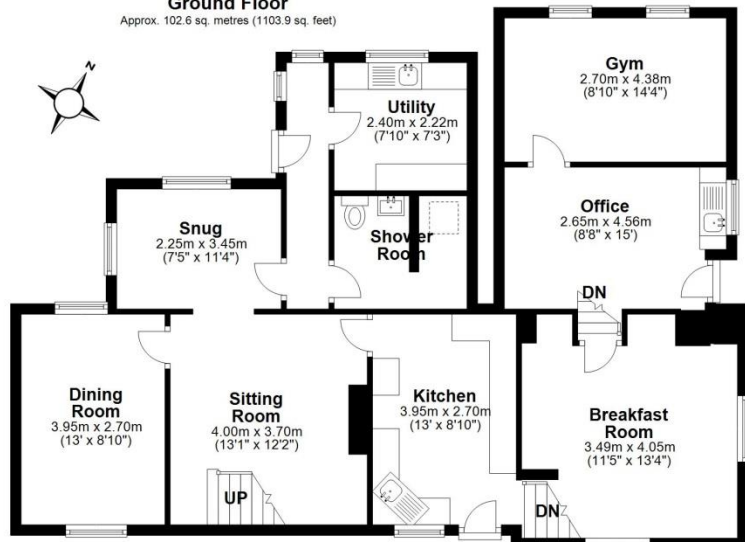
Sales
01952 641111

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

Lettings
01952 505505

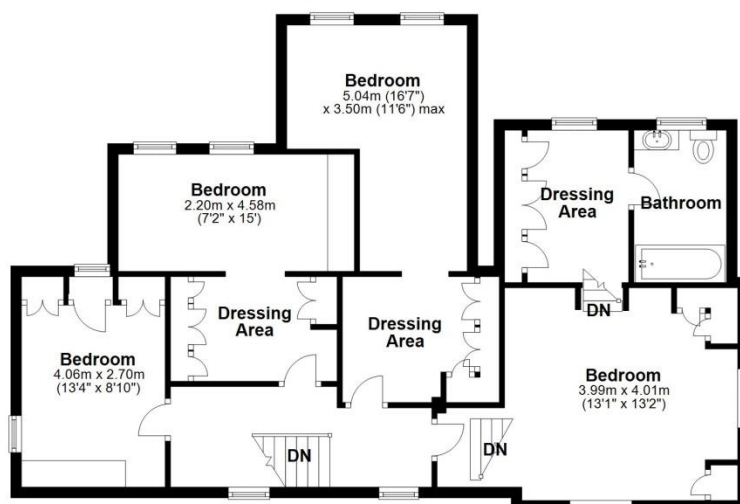
Ground Floor

Approx. 102.6 sq. metres (1103.9 sq. feet)



First Floor

Approx. 92.5 sq. metres (996.1 sq. feet)



Total area: approx. 195.1 sq. metres (2100.0 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

09 July 2025

