

# HARWOOD

## THE ESTATE AGENT

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

12 Lower Wood, The Rock, Telford, Shropshire, TF3 5DN



**Fixed**  
**£325,000**

Four Bedroom Detached Property with en-suite, conservatory, garage driveway and enclosed garden Providing approximately 122.1 sq metres ( 1314.3 sq feet ) of living space Located within a much sought after residential area, within a short distance of the Telford Town Centre, Telford Train Station, retail park, Thomas Telford School and M54 links. Ground floor: Entrance Hallway, lounge, separate dining room, modern integrated kitchen, utility, ground floor WC and conservatory with patio doors opening onto the rear garden area, First floor: Primary bedroom with en-suite shower room and built in wardrobes, three further good sized bedrooms, family bathroom with bath and shower over the bath, gas central heating and double glazing. Outside area: Garage and driveway, decorative shale garden area, side gated access leading to the rear enclosed garden.



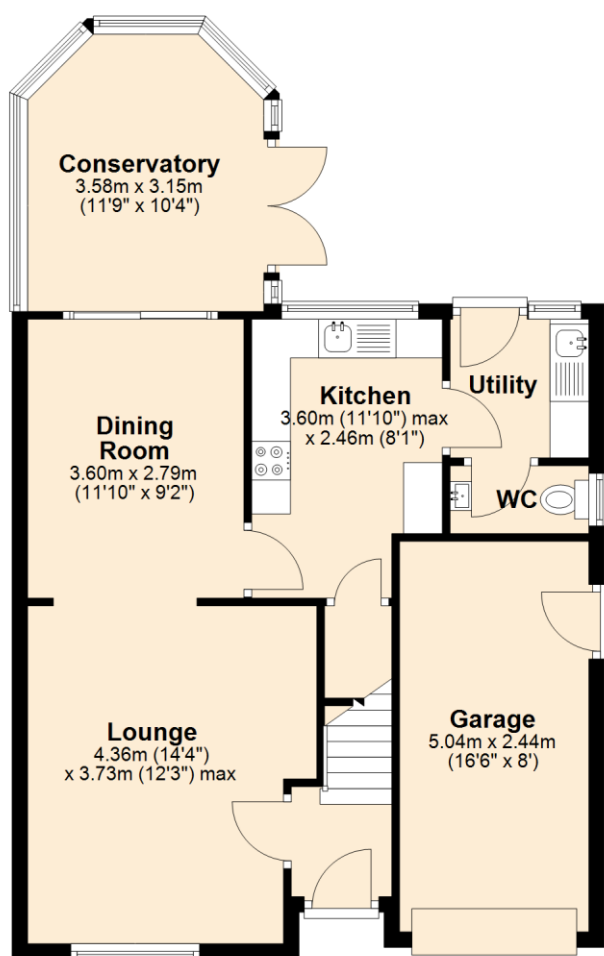
**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**

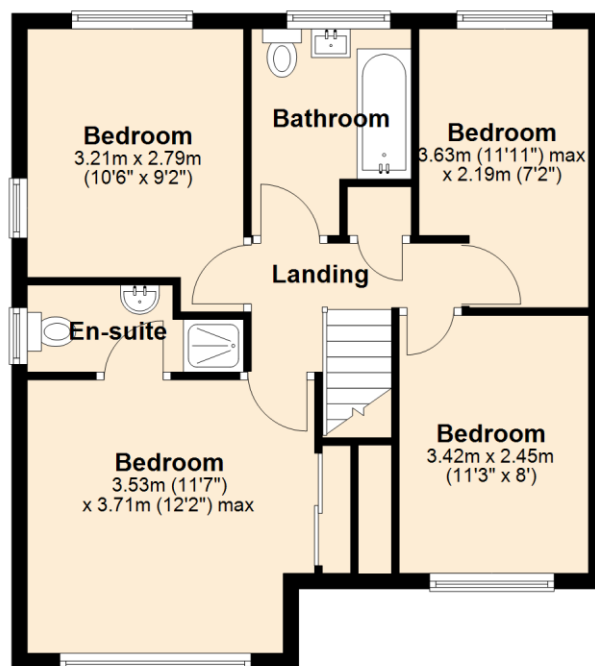
## Ground Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



## First Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 122.1 sq. metres (1314.3 sq. feet)

|                                |                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>                  | We are advised by the vendor that the property is Freehold                                                                                                                                                                                                                                      |
| <b>Council Tax</b>             | Band D                                                                                                                                                                                                                                                                                          |
| <b>Fixtures &amp; Fittings</b> | Where specifically mentioned in these sales particulars are included in the sale price.                                                                                                                                                                                                         |
| <b>N.B</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.                                                                                                       |
| <b>Viewing Arrangements</b>    | 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

02 August 2025

