

# HARWOOD

## THE ESTATE AGENT

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

19 Avondale, Dawley Bank, Telford, Shropshire, TF4 2LW



**£235,000**

An excellently presented spacious Three Bedroom Semi Detached Property with block paviour driveway and spacious enclosed rear garden Providing approximately 73.1 sq metres ( 786.4 sq feet ) of living space Located within a highly sought after residential area, perfect access to the M54 J6 link, with near by local Lawley centre shops, Morrisons super store, leisure facilities, golf course and amenities, within a short drive is the Telford Train Station and the Telford Town Centre.

Comprising: Hall, ground floor wc, spacious lounge with feature log burning stove, newly installed modern kitchen/diner with french doors out to the garden, gas central heating and double glazing. First floor: Main bedroom of very good size, bedroom two also of good size and a third good sized bedroom, family bathroom with shower over the bath and shower screen. Spacious block paviour driveway, lawn area, side gated access leading to the excellently sized rear enclosed garden with patio, and spacious lawn area.

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

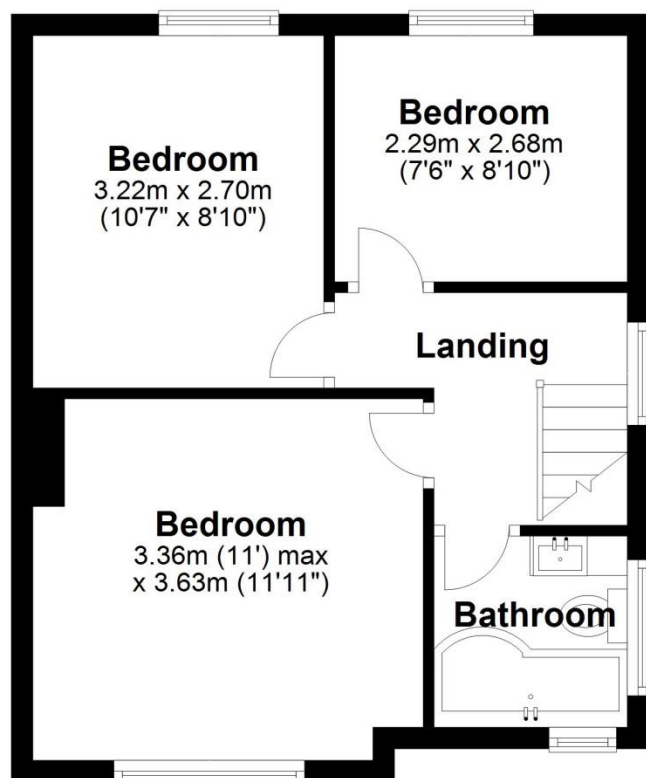
## Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 72.6 sq. metres (781.6 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band B
<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 May 2025

