

HARWOOD

THE ESTATE AGENT

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

4 Horsechestnut Drive, Shawbirch, Telford, Shropshire, TF5 0LN



**Offers in
Excess of
£435,000**

Excellently located, well positioned Four Bedroom Detached Property with double garage, driveway and rear enclosed garden. A modern and stylish home, wonderfully located within the much sought after residential area of Shawbirch with beautiful views overlooking one of the Shawbirch pools. Excellent access to the main road network, nearby local shops, medical centre, schools and the PRH Hospital are all nearby. The Wellington Market Town is also a short drive away with a wealth of Shops, amenities and facilities. Providing 112.2 sq meters (1207. 3 sq ft) of beautiful modern living accommodation.

Ground floor: Through hallway, ground floor wc, study room, spacious lounge with media wall and feature fireplace. Dining room with French doors opening onto the rear garden patio area, stylish and modern integrated kitchen, gas central heating and double glazing.

First floor: Primary bedroom with en-suite shower room and built in wardrobe. Three further good sized bedrooms, family bathroom with shower over the bath and shower screen. Outside: Lawn area to the front, spacious driveway with ample parking, double garage, side gated access leading to the rear enclosed garden of excellent size with patio and lawn area. Early viewing is highly recommended.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 112.2 sq. metres (1207.3 sq. feet) (Excluding Garage)

Tenure

We are advised by the vendor that the property is Freehold

Council Tax

Band E

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.