

# HARWOOD

## THE ESTATE AGENT

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

**6 Giles Close, Admaston, Telford, Shropshire, TF5 0DW**



**Offers in  
Excess of  
£365,000**

**Spacious and very well positioned Four Bedroom Detached Property Providing approximately 128.8 sq metres ( 1386.4 sq feet ) of living space Situated within a much sought after residential area, a short drive into the Wellington market town with railway station, a wealth of Shops, amenities and facilities.**

The Princess Royal Hospital, local schools and medical centre are also nearby.

**Ground floor:** Through hallway, ground floor wc, spacious lounge with bay window and double doors opening into the separate dining room and modern stylish kitchen/breakfast room. **First floor:** Main bedroom with built in wardrobes and en-suite shower room, three further good sized bedrooms and family bathroom, gas central heating and double glazing throughout. **Outside area:** Spacious driveway with ample parking, front lawn area, garage, side access leading to the rear enclosed garden with patio and lawn area. The property is offered with **No Upward Chain**

**Sales**  
**01952 641111**

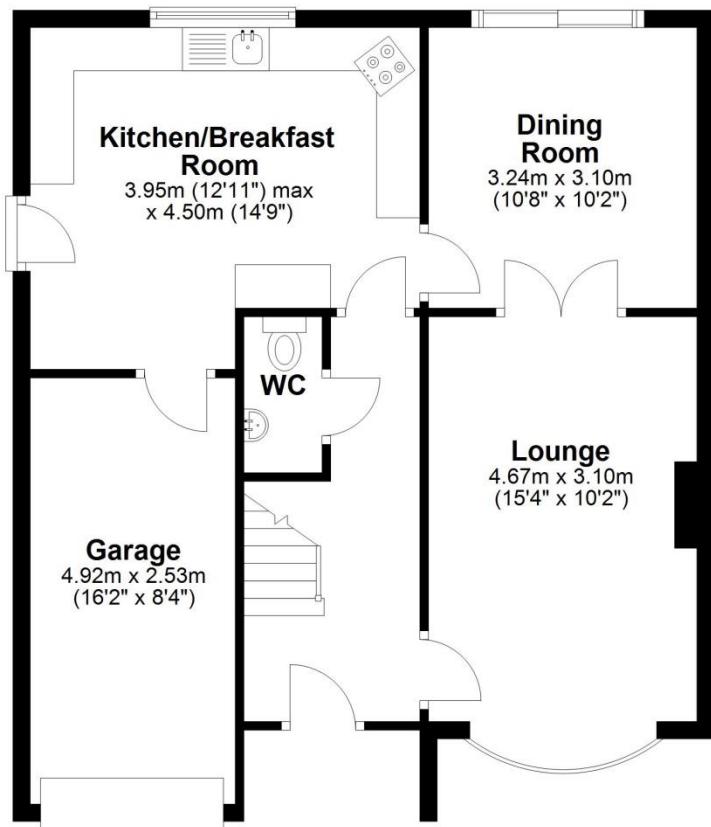
**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**



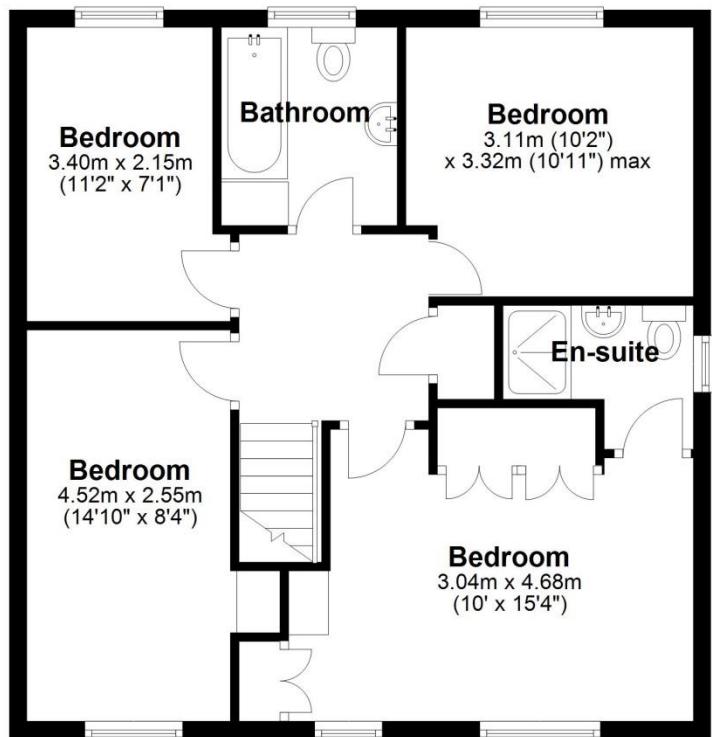
### Ground Floor

Approx. 67.1 sq. metres (722.2 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 128.8 sq. metres (1386.4 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.