

# HARWOOD

## THE ESTATE AGENT

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

56 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RG



**Offers in the  
Region Of  
£289,000**

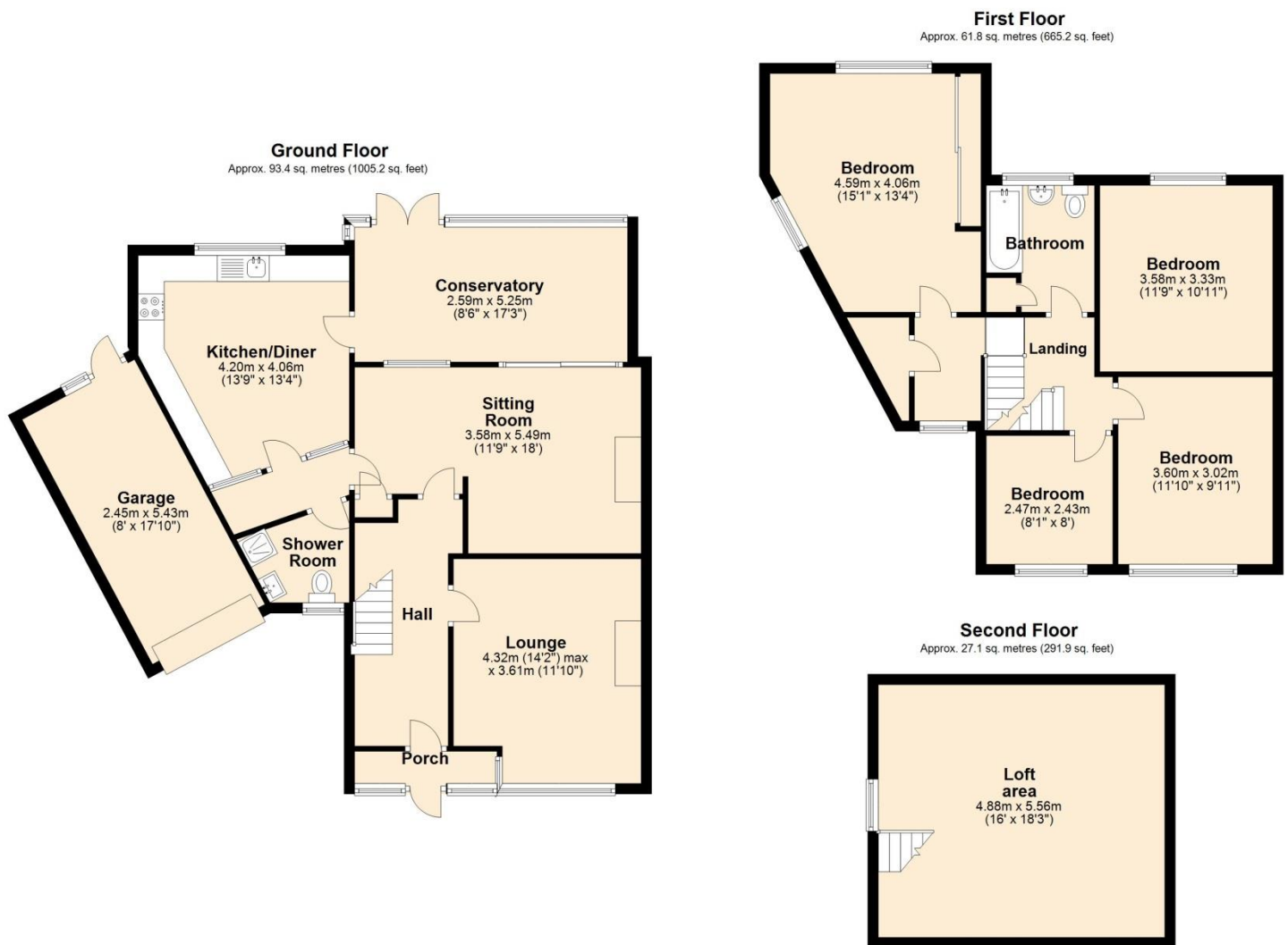
Excellent Spacious Extended Four Bedroom Semi Detached Property with driveway, garage and sizeable enclosed rear garden. Providing approximately 182.3 sq metres ( 1962.4 sq feet ) of living space Situated within a popular residential area, perfect access to the local schools, shops and the Hortonwood business park. Ground floor: Entrance porch, through hallway, lounge, sitting room, kitchen / diner, conservatory, ground floor shower room, gas central heating and double glazing. First floor: Main bedroom with fitted wardrobes, two further excellently sized bedrooms, forth good sized bedroom and family bathroom with shower over the bath. Wooden fixed stairs rising to useful loft area space. Outside: Driveway with ample parking, garage, rear enclosed excellently sized garden with spacious patio and decorative shale area.



**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 182.3 sq. metres (1962.4 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band C
<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 01 May 2025

