

HARWOOD

THE ESTATE AGENT

01952 881010

1 Park Rd, Much Wenlock TF13 6JH



£ 4 2 5, 0 0 0 region

This nicely presented three bedroom detached property is located on a generous corner plot and offers practical and spacious accommodation in a well regarded location. The layout includes reception hallway with W.C., study, large lounge with double doors leading through to the dining room and a smart kitchen with adjacent utility room. The first floor offers a principle bedroom with built in wardrobes and ensuite shower room, two further bedrooms and a family bathroom with both bath and shower. Externally there is driveway parking, a single garage and a smart garden to the rear with patio area and lawn.

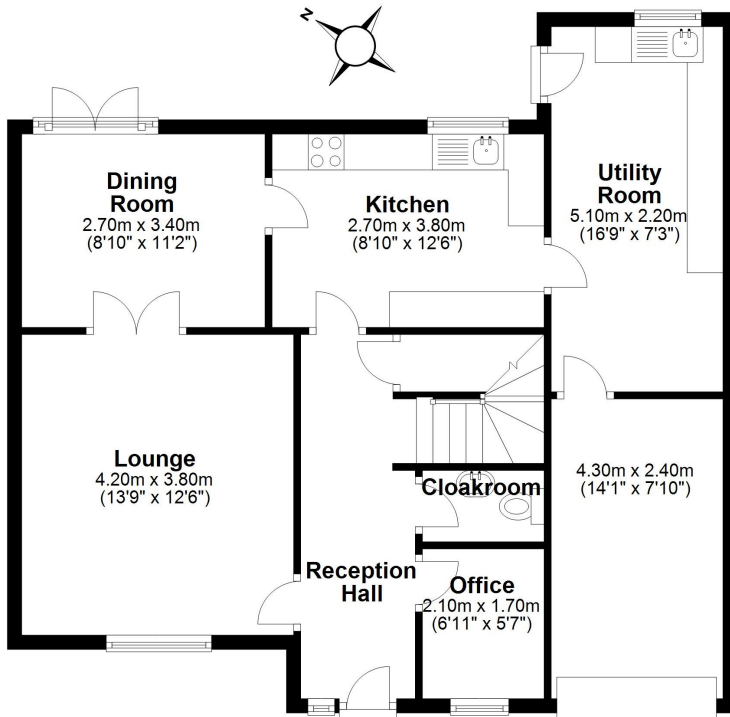
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





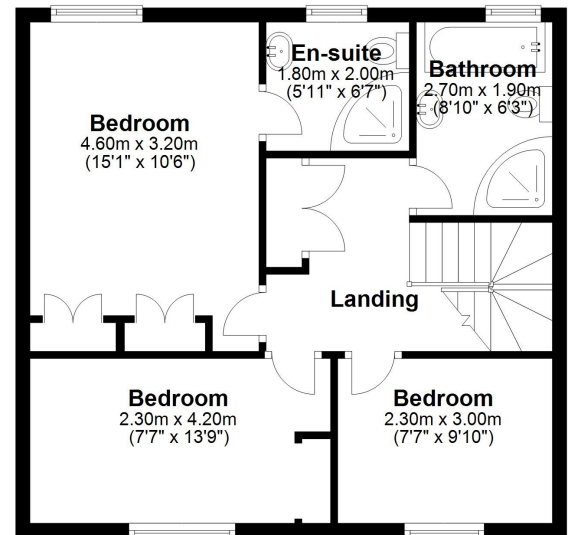
Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



Total area: approx. 127.8 sq. metres (1375.6 sq. feet)

1 Park Road

Tenure 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 none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 10th October 2024