

HARWOOD

THE ESTATE AGENT

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

2 Sweet Chestnut Grove, The Rock, Telford, Shropshire, TF3 5DH



£220,000

A Two Bedroom Semi-Detached Property with block paviour driveway, garage and enclosed garden Providing approximately 64.3 sq metres (692.3 sq feet) of living space Located within a much sought after residential area, within a short distance of the Telford Town Centre, Telford Train Station, retail park, Thomas Telford School and M54 links. Ground floor: Entrance Hallway, lounge, modern integrated kitchen/breakfast room and orangery/dining room with French doors opening onto the rear garden area, First floor: Primary bedroom with built in wardrobes, two further bedrooms, bathroom with bath and shower over the bath, gas central heating and double glazing. Outside area: Block paviour driveway with ample parking, garage, side gated access leading to the rear enclosed garden, patio, lawn and useful garden room. The property is offered with No Upward Chain.

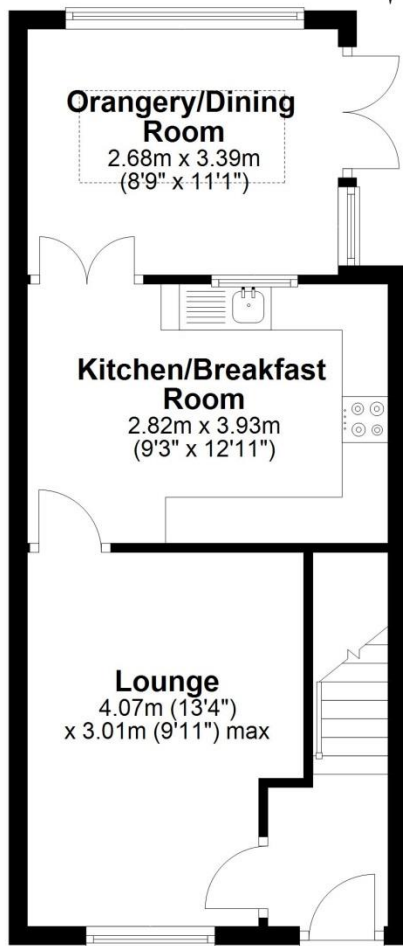


Sales
01952 641111

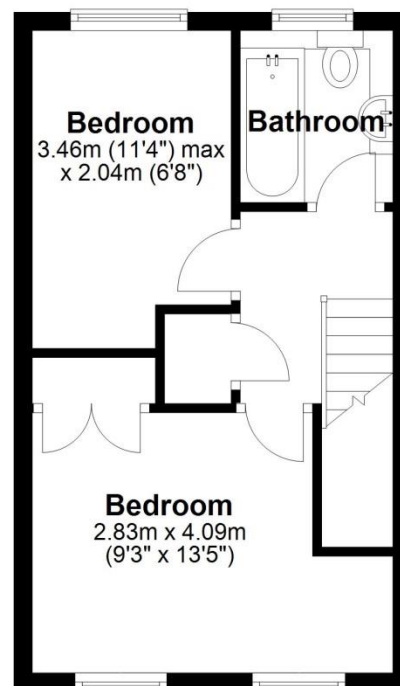
email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505

Ground Floor
Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor
Approx. 27.5 sq. metres (295.5 sq. feet)



Total area: approx. 64.3 sq. metres (692.3 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band C
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.