

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
60 Sandbrook, Ketley, Telford, Shropshire, TF1 5BD



Offers in the  
Region Of  
£265,000

This brilliantly modernised and extended Three Bedroom Semi Detached Home with spacious parking and rear enclosed garden is located within a well established residential area with excellent access to local shops, superstore and nearby M54 J6 link. The property has been extended by the current owner, greatly increasing the ground floor space and providing approximately 99.1 sq meters ( 1066.8 sq Feet ) of versatile living area. The property offers Ground floor: Through hallway, ground floor bedroom, utility / wc, spacious living room, leading to a wonderfully versatile extended open plan, modern and stylish living area creating expansive Kitchen / dining room, with French doors opening onto the rear garden patio area. Gas central heating and double glazing. First floor: Two excellently sized double bedrooms, bathroom with P shaped bath and with shower over the bath, Outside area: Block paviour driveway with ample parking, gated access leading to a generously sized rear garden with patio area. Useful outdoor store and additional space to the side of the property.

Early viewing is highly recommended.

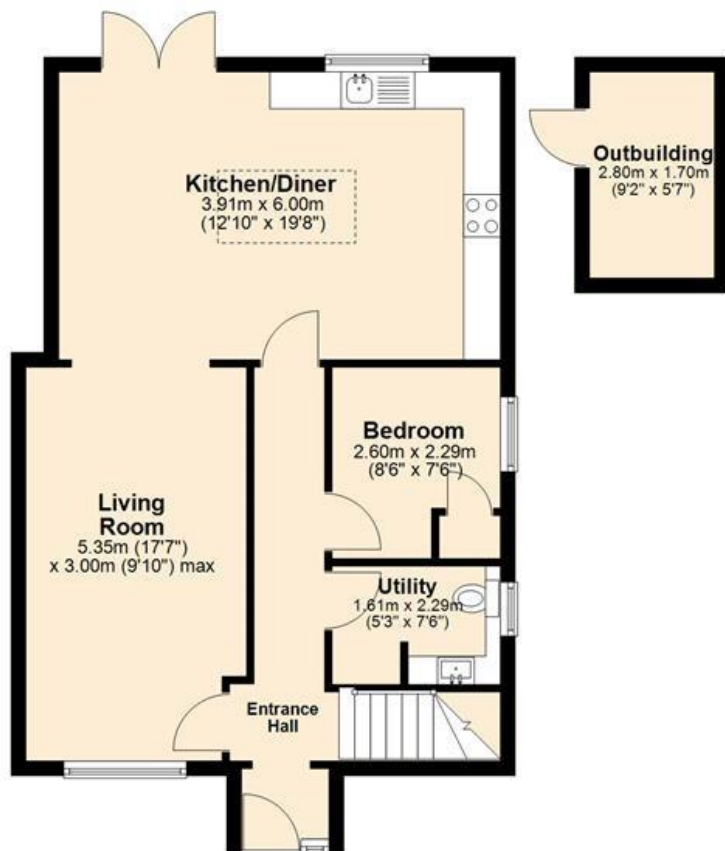
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

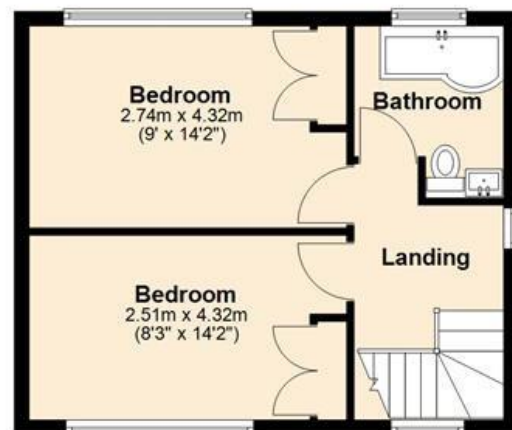
## Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



**Total area: approx. 99.1 sq. metres (1066.8 sq. feet)**

The floorplans provided are for illustrative purposes only. All dimensions, layouts, and designs are approximate and may vary from the final product.

The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase.

Images are for visualization purposes only and may not reflect the actual finished product or features. Plan produced using PlanUp.

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band A
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</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>
<b>Viewing Arrangements</b>	<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.</b>

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

26 March 2026

