

HARWOOD

THE ESTATE AGENT

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

45 Beveley Road, Oakengates, Telford, Shropshire, TF2 6DL



**Offers in
Excess of
£200,000**

Well positioned Three Bedroom Semi Detached Home with ample driveway parking and spacious garden Providing approximately 71.0 sq meters (764.2 sq feet) of living space Located within a well established and sought after residential area within easy reach of the Oakengates high street with local shops, train station. The Telford Town Centre is also a short drive away.

The property offers: Ground floor: Reception hallway, lounge / dining room with sliding patio doors opening onto the rear patio area., kitchen, electric economy seven heating and double glazing. First floor: Main bedroom with built in wardrobe, two further bedrooms and bathroom. Outside area: Driveway with ample parking, leading to excellently spacious enclosed rear private garden with lawn and patio area. No Upward Chain.

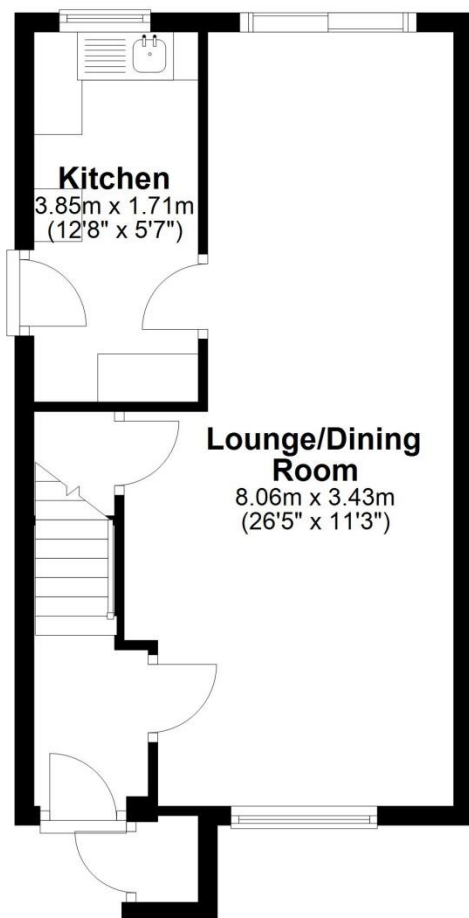


Sales
01952 641111

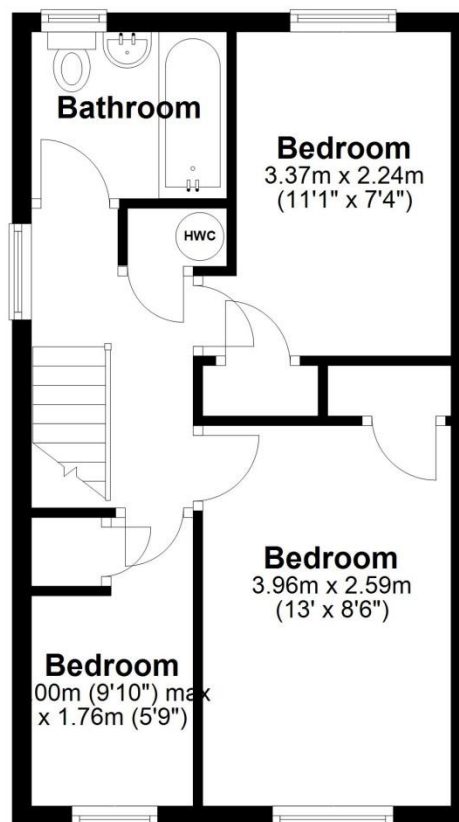
email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505

Ground Floor
Approx. 35.8 sq. metres (385.3 sq. feet)



First Floor
Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 sq. feet)

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