

# HARWOOD

## THE ESTATE AGENT

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

17 Coppice Drive, High Ercall, Telford, Shropshire, TF6 6BX



**Offers in  
Excess of  
£300,000**

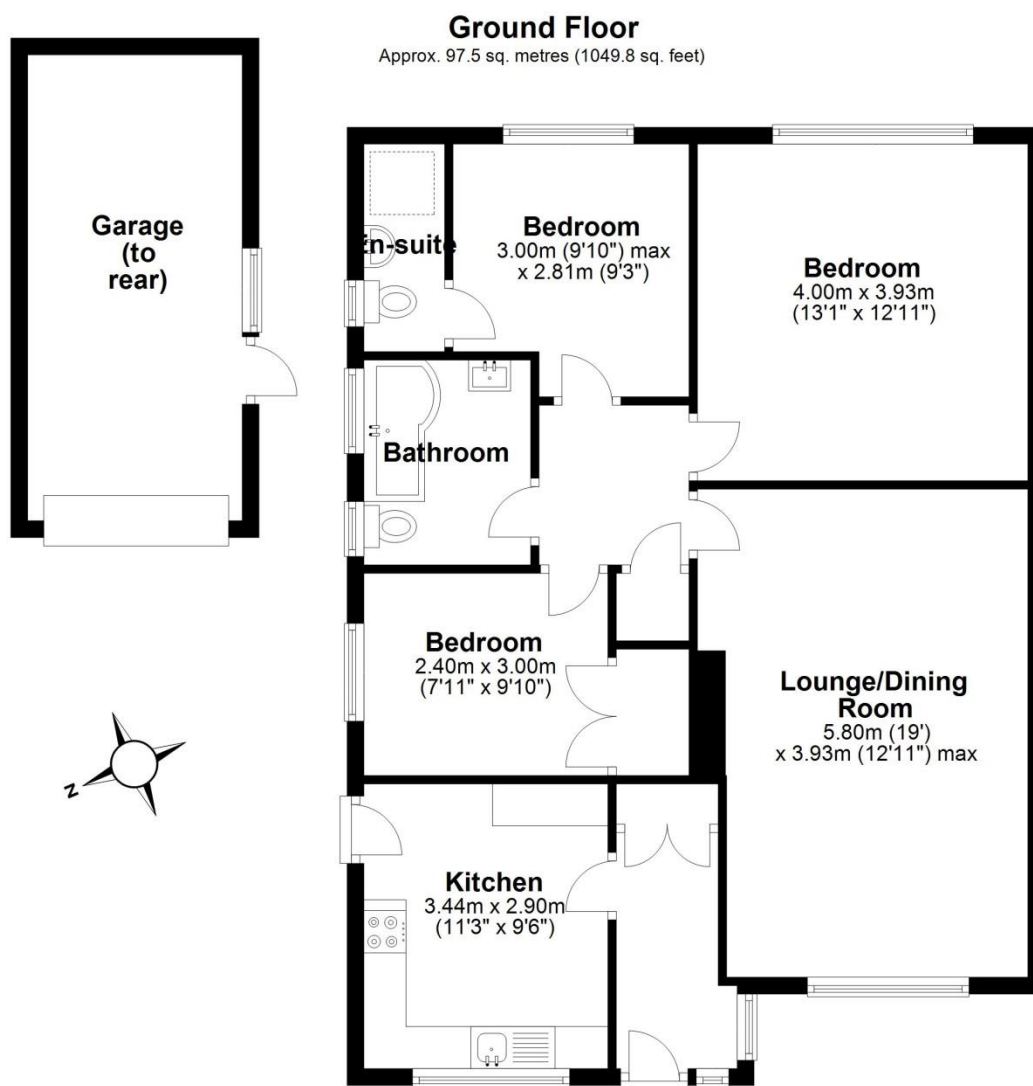
Excellently located, wonderfully spacious and brilliantly modernised Three Bedroom Detached Bungalow with garage, driveway and gardens. Providing approximately 97.5 sq meters ( 1049.8 sq Feet ) of excellent living space Situated within the much sought after village location of High Ercall with local amenities, village shop, primary school and excellent main road links. The property is located on the edge of the village and has been completely modernised in 2020 including Howden's Kitchen includes built-in: Bosch single oven, Bosch 4 burner hob, Neff extraction hood, Bosch Fridge freezer, Bosch Dishwasher, AEG Washing machine and new Bosch Worcester Combi Boiler. Newly fitted Bathroom, Wet room includes under floor heating, two Hansgrohe high quality mains showers, both bathroom and wet room have automatic lighting. New carpets and flooring throughout.

Comprising: Hallway, expansive lounge / dining room and newly fitted kitchen with integral appliances. Main bedroom of excellent size, guest bedroom with en-suite shower wet room and bedroom three also of good size. Bathroom with P shape bath with shower over the bath and shower screen, gas central heating and double glazing. Front lawn area, driveway and garage. Gated access leading to the rear enclosed garden with decorative shale area and lawn.

**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. 97.5 sq. metres (1049.8 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.