

# HARWOOD

THE ESTATE AGENT

01952 881010

5 Selkirk Drive, Sutton Hill TF7 4JE



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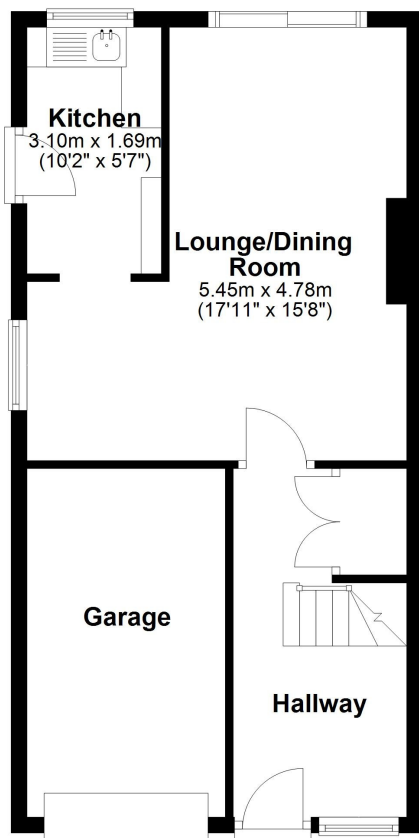
This three bedroom semi detached home offers a well balanced layout that suits modern living, and requires a degree of renovation. The ground floor includes an entrance hall leading into a spacious lounge/dining area with sliding patio doors giving access to the rear garden, and an adjacent kitchen, creating a practical everyday living space. Upstairs, the property provides three bedrooms and a wetroom, offering flexibility for family life, guests or home working. Outside, the home enjoys a generous rear garden for relaxation or simple outdoor enjoyment. Driveway parking and a garage add valuable convenience, making day to day living easy and accessible. Local shops, schooling and services are easily accessed and the Telford Town Centre and M54 motorway is a ten minute drive away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

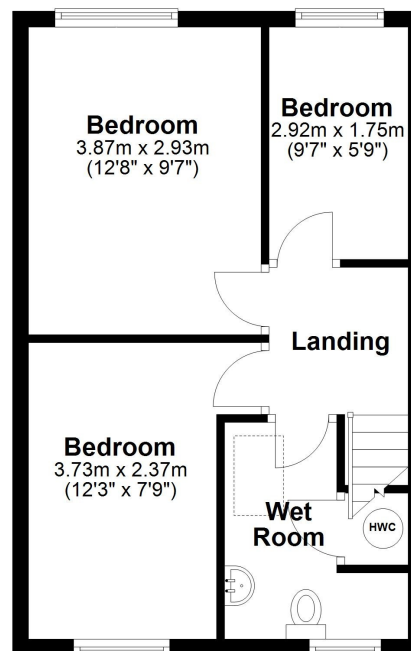




**Ground Floor**  
Approx. 47.4 sq. metres (510.7 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 sq. feet)

**Tenure** Freehold

**Council tax** Band A

**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 : 13th June 2026