

# HARWOOD

## THE ESTATE AGENT

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

25 Eyton Road, Dawley, Telford, Shropshire, TF4 2DW



Offers in  
Excess of  
£145,000

A Perfectly Presented and much improved Spacious Three Bedroom Semi Detached Property.

Situated within a mature residential estate and close proximity to the much improved and regenerated Dawley high street offering a wealth of shops, local amenities and the new local Telford Langley school.

Comprising: Reception Hallway, Dining Room, Lounge, Kitchen, Utility, Ground floor WC, Store room, Conservatory, Three Bedrooms and Family Bathroom, Double Glazing and Gas Central Heating, Gravel Driveway with ample parking suitable for a number of vehicles, Rear enclosed Gardens with raised enclosed lawn area.



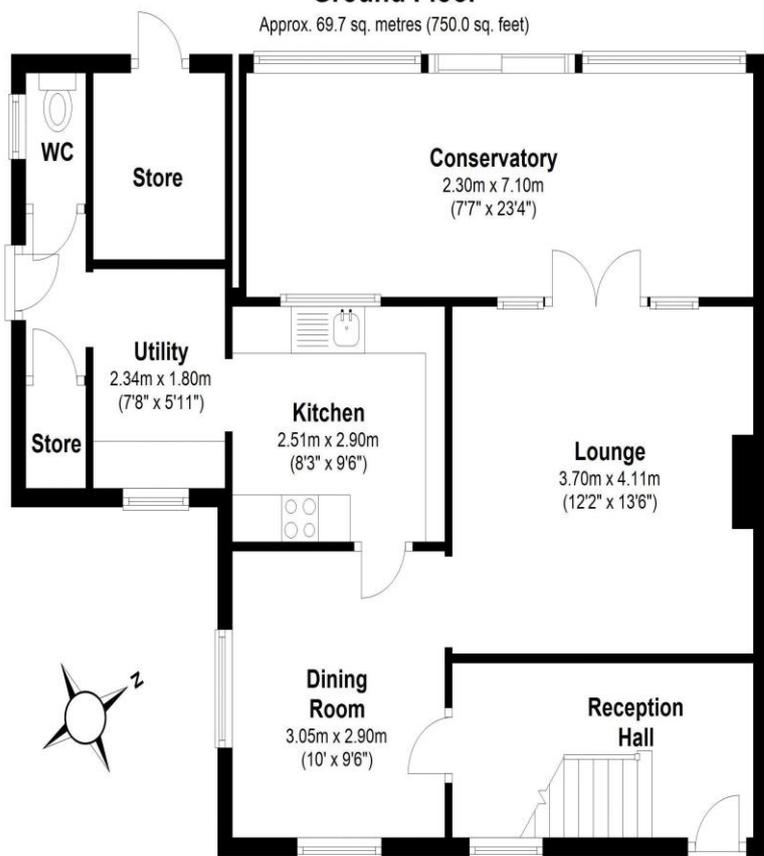
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

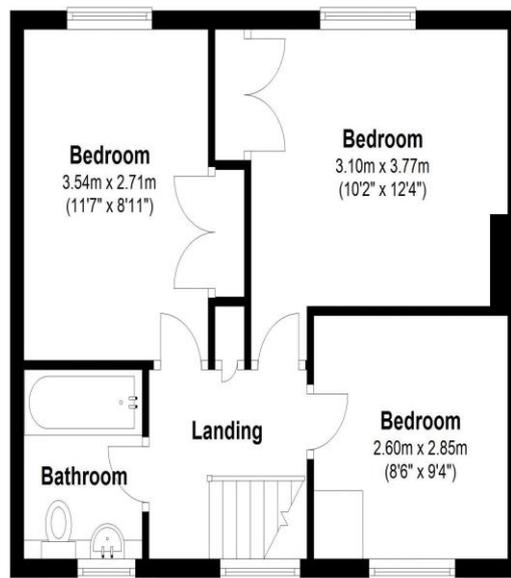
## Ground Floor

Approx. 69.7 sq. metres (750.0 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 110.0 sq. metres (1184.6 sq. feet)

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