

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
Plot 77, Synders Way, Lawley, Telford, Shropshire, TF3 5GE



£229,950

The Monkford is a spacious 4 bedroom home ideally suited to growing families or professional couples. A good sized kitchen/dining room forms the heart of the home for day to day living, while a spacious lounge opens through French doors to the private rear garden. There's also a guest cloakroom downstairs as well as two useful storage closets. The en suite master bedroom, three further bedrooms and a family bathroom are located on the first floor. Bedroom four could also be used as an office or nursery.



Sales
01952 641111

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

Lettings
01952 505505



Room	Metres	Feet and inches
Lounge	5.71m x 3.68m	18'9" x 12'1"
Kitchen/Dining Room	4.29m x 3.62m	14'1" x 11'1"

Where given room dimensions are maximums, ± 50mm, and include any fitted wardrobes or similar features.

Room	Metres	Feet and inches
Master Bedroom	3.61m x 3.27m	11'10" x 10'9"
Bedroom Two	3.53m x 2.81m	11'7" x 9'3"
Bedroom Three	2.81m x 2.52m	9'3" x 8'3"
Bedroom Four	2.35m x 2.23m	7'9" x 7'4"

Where given room dimensions are maximums, ± 50mm, and include any fitted wardrobes or similar features.

Tenure We are advised by the vendor that the property is

Council Tax Band

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.