

HARWOOD

THE ESTATE AGENT

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

Ryburn 6, Gloucester Court, Apley, Telford, Shropshire, TF1 6YX



**Offers in
Excess of
£270,000**

**Excellently located Two Bedroom Detached Bungalow
with conservatory, detached garage, driveway and enclosed rear garden
Providing approximately 80.7 sq metres (869.0 sq feet) of living space.**

Situated within a much sought after residential area. A short drive to the Princess Royal Hospital, Wellington Railway Station and the historical Local Wellington Market Town with a wealth of Shops, amenities and facilities. Comprising: Hallway, lounge / dining room, modern integrated kitchen, shower room, main bedroom with double built in wardrobes, second bedroom also with built in wardrobe, conservatory, gas central heating and double glazing. Garage and driveway with side gated access to the rear enclosed garden.

No Upward Chain.

**Sales
01952 641111**

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

**Lettings
01952 505505**



Total area: approx. 80.7 sq. metres (869.0 sq. feet)

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

Details prepared 10 January 2024

