

HARWOOD

THE ESTATE AGENT

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

63 Hough Way, Shifnal, Shifnal, Shropshire, TF11 9PF



Offers in
Excess of
£270,000

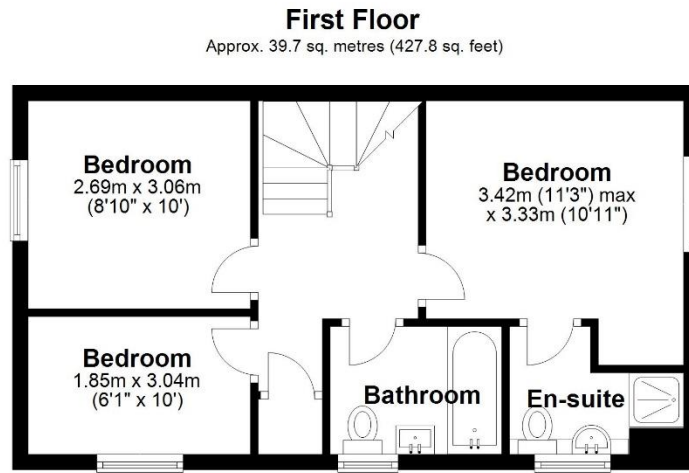
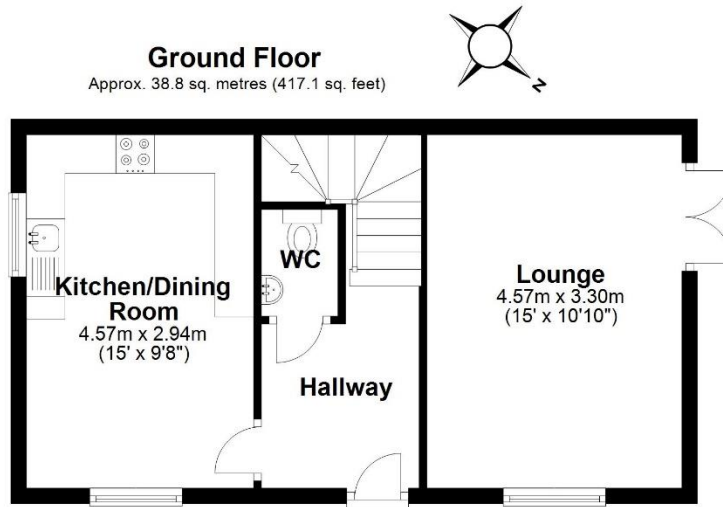
Excellently Spacious, well positioned Three Bedroom Semi Detached Property with driveway and wall enclosed garden
Providing approximately 78.5 sq meters (844.9 sq feet) of living space

Located within a highly desired and much sought after newly developed residential area. Occupying a corner plot, the property is positioned a short distance from the Shifnal high street, offering a wealth of local shops, cafes, bars, local train station, services and amenities, along with excellent local road network links including the M54 J4 only a short drive away.
Ground floor: Hallway, ground floor wc, spacious lounge with French doors opening onto the rear patio area, excellently presented modern kitchen/dining room with integrated appliances. First floor: Primary bedroom with en-suite shower room, two further good sized bedrooms, bathroom with bath and shower screen with shower over the bath, gas central heating and double glazing. Driveway parking suitable for two vehicles, side gated access to the rear wall enclosed garden with patio and lawn area.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 78.5 sq. metres (844.9 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 13 February 2024

