

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
8 Great Croft, The Rock, Telford, Shropshire, TF3 5DS



**Offers in the
Region Of
£325,000**

Excellently located Four/Five Bedroom Detached Property with driveway, including second driveway and detached double garage located on a spacious corner plot. Providing approximately 139.7 sq metres (1503.2 sq feet) Situated within a much sought after residential area, perfectly located for the Telford Town Centre, Telford Train Station, M54 link and local road network connections. The property has great potential offering versatile living accommodation.

Comprising: Spacious lounge/dining room, study/ground floor bedroom, integrated modern kitchen with utility area and ground floor wc. First floor: Main bedroom with en-suite shower room, three further good sized bedrooms, family bathroom, gas central heating and double glazing. Main front driveway, second rear driveway leading to detached double garage suitable for a number of vehicles, lawn and patio area.

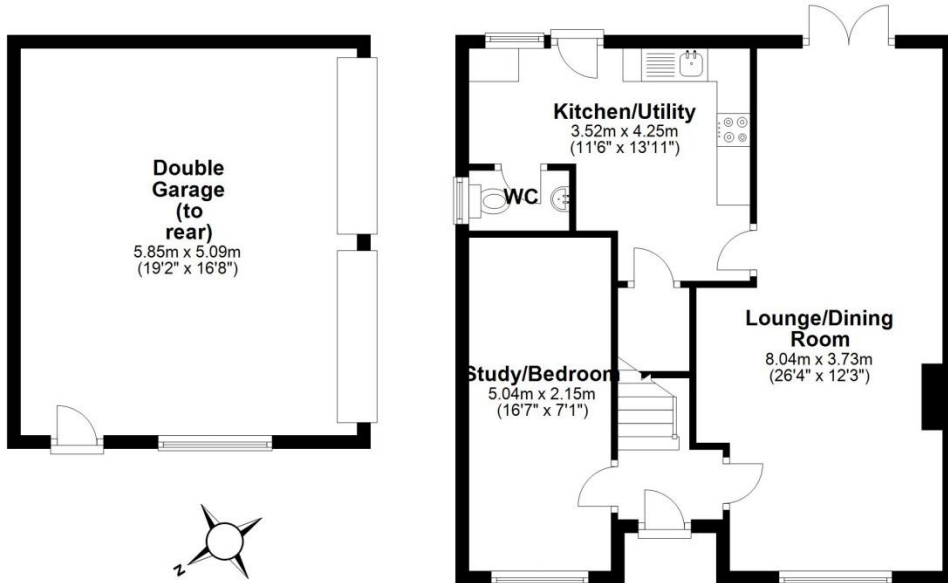
Sales
01952 641111

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

Lettings
01952 505505

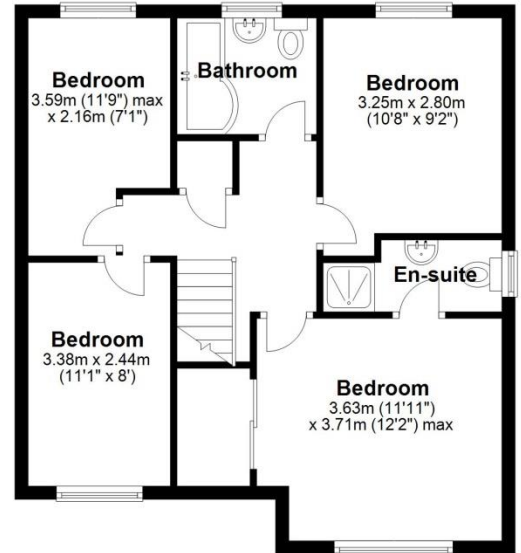
Ground Floor

Approx. 85.2 sq. metres (916.6 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 139.7 sq. metres (1503.2 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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 24 May 2023

