

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
11 Sandbrook, Ketley, Telford, Shropshire, TF1 5BB



Offers in  
Excess of  
£200,000

Spacious Three Bedroom Semi Detached Property with excellently sized enclosed gardens and detached garage Total living area is approximately 130.7 sq meters ( 1407.1 sq Feet ) Situated within a well established mature residential area with excellent access to the local main road network and close by is the M54. Local shops, public house and the Wrekin retail park is nearby with a wealth of shops and Tesco superstore.

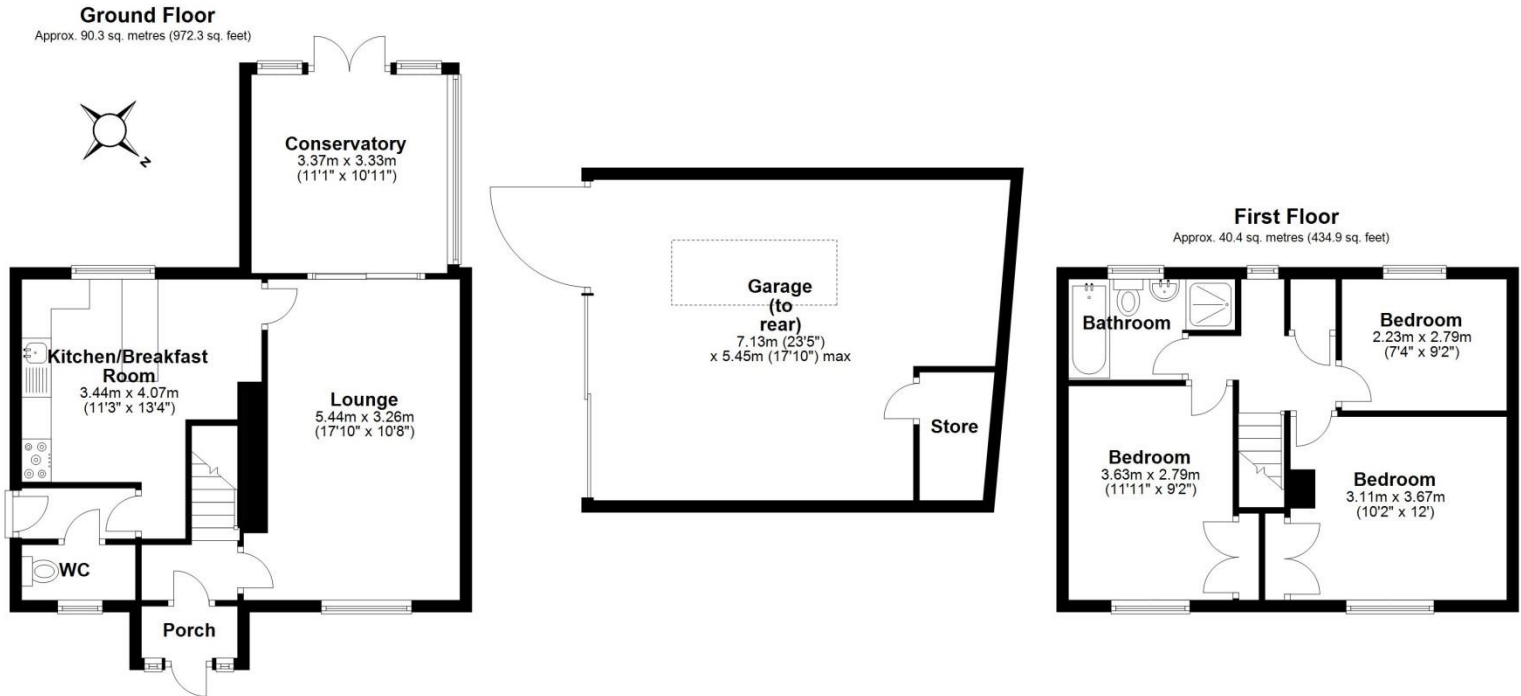
Ground floor: Porch, reception hall, ground floor w/c, spacious lounge, kitchen/breakfast room and conservatory. First floor: Excellent size main bedroom with built in wardrobe, second bedroom also of good size with built in wardrobe and a third single bedroom. Bathroom with bath and separate shower, gas central heating and double glazing. Driveway suitable for a number of vehicles, side access to rear garden area and garage.



**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 130.7 sq. metres (1407.1 sq. feet)

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

Details prepared 10 January 2024

