

# HARWOOD

## THE ESTATE AGENT

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

11 Brandlee, Dawley, Telford, Shropshire, TF4 3AH



Offers in  
Excess of  
£235,000

Excellent sized versatile Two/Three Bedroom Property with driveway and spacious garden Providing approximately 94.6 sq mtr ( 1018.0 sq ft ) of living accommodation Situated at the end of a short lane and located within the mature well established residential area of Dawley. A short walk into the high street providing local shops and amenities. The Telford Langley School is also nearby and easy access to the local main road network.

Comprising: Entrance reception, modern fitted kitchen, sitting room/bedroom three which is a great multi-functional ground floor room with French doors opening onto the patio area, dining room, lounge with feature fireplace and French doors, ground floor bathroom with shower over the bath and shower screen. first floor: Two good sized bedrooms. Gas central heating, double glazing and underfloor heating in the kitchen and bathroom. Gated driveway leading to ample parking area and carport. Side access to patio area and long rear enclosed garden.

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



<b>Tenure</b>	<b>We are advised by the vendor that the property is freehold</b>
<b>Council Tax</b>	<b>Band B</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 08 January 2023

