

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
11 Peregrine Drive, Lawley Village, Telford, Shropshire, TF4 2SJ



**Offers in  
Excess of  
£245,000**

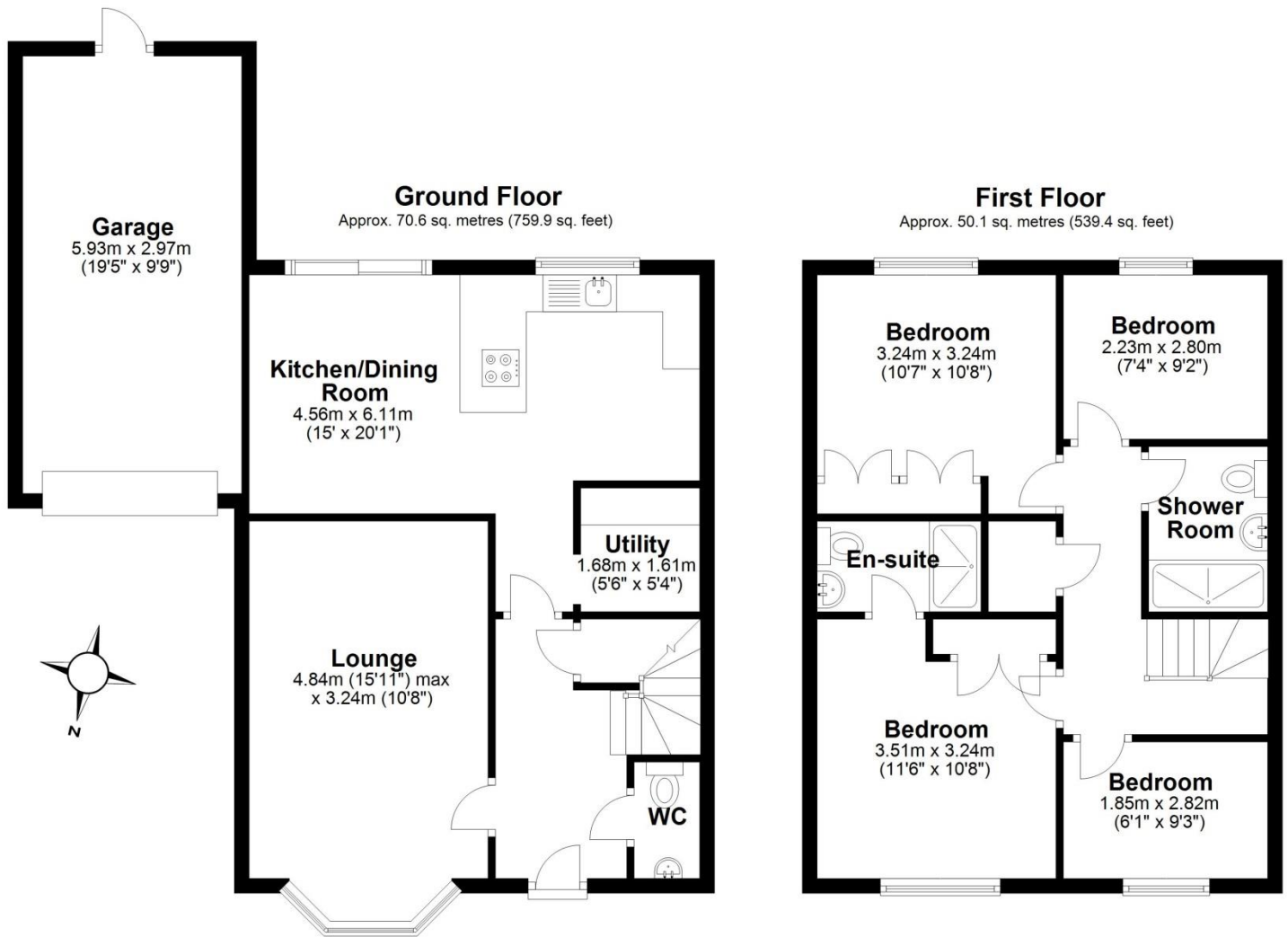
An excellently presented spacious Four Bedroom Semi Detached Property with en-suite shower room, driveway and enclosed garden Providing approximately 120.7 sq metres ( 1299.3 sq feet ) of living space Located within a highly sought after new residential area just off Lawley drive, perfect access to the M54 J6 link, with near by local Lawley centre shops, leisure facilities, golf course and amenities, within a short drive is the Telford Train Station and the Telford Town Centre.

Comprising: Hallway, ground floor wc, useful under stairs storage, and spacious lounge with bay window, kitchen/dining room with integrated appliances, separate utility and sliding patio doors opening onto the rear patio area. First floor: Main bedroom with en-suite shower room and built in wardrobes, bedroom two of very good size with built in wardrobes and a further two good sized bedrooms, shower room, gas central heating and double glazing. Driveway, garage and enclosed rear garden with patio and lawn area.

**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. 120.7 sq. metres (1299.3 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band C</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 28 July 2023

