

HARWOOD

THE ESTATE AGENT

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

37 Ambleside Way, Donnington Wood, Telford, Shropshire, TF2 7QE



Offers in the
Region Of
£300,000

Perfectly presented, Spacious Four Bedroom Detached Property with ample parking, block paviour driveway and garage Providing approximately 118.8 sq metres (1279.1 sq feet) of living space Positioned overlooking enclosed grass open area and a short distance to local shops, schools and amenities. The Asda supermarket is also only a short drive away along with excellent access to the local main road network

Ground floor: Hallway, ground floor wc, lounge, separate dining room with sliding patio doors opening onto the rear garden area. Excellently modern integrated kitchen/breakfast room and separate utility area. First floor: Primary bedroom with double fitted wardrobes and en-suite shower room, guest bedroom and third bedroom with fitted wardrobes, along with a fourth bedroom all of good size, family bathroom, gas central heating and double glazing. Extensive block paviour driveway with ample parking, with additional parking area, garage and side access to the rear enclosed garden with patio and lawn. Annual Service Charge of £293.14

Sales
01952 641111

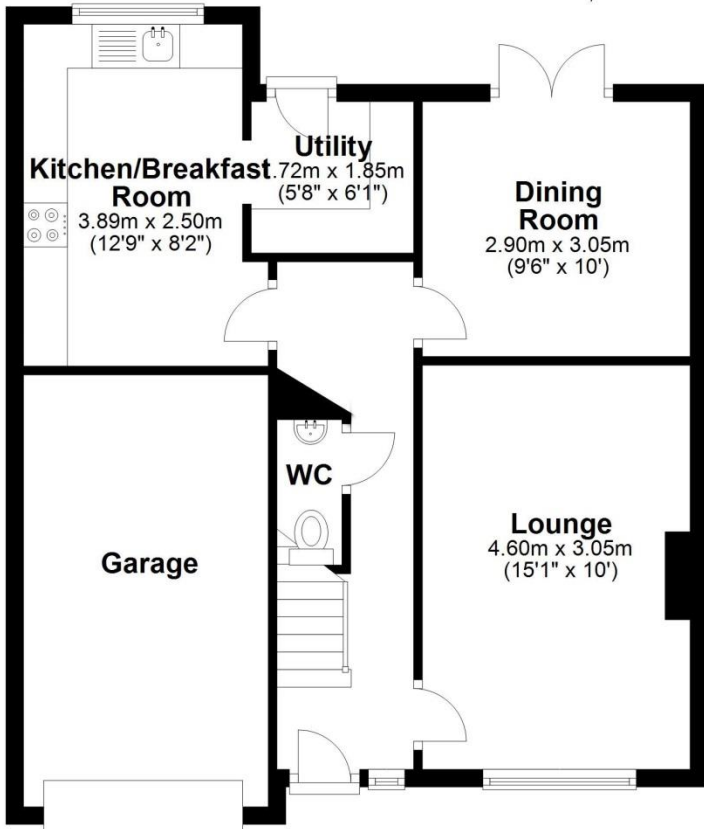
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

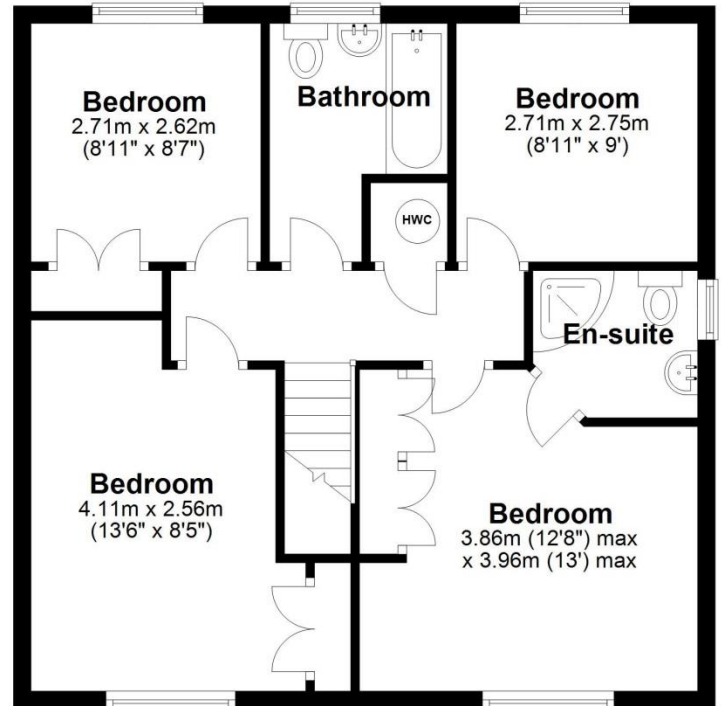
Ground Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



Total area: approx. 118.8 sq. metres (1279.1 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold With an annual service charge of £293.14
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

13 March 2024

