

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
31 Main Road, Ketley Bank, Telford, Shropshire, TF2 0DH



{Offers in
excess of
£300,000}

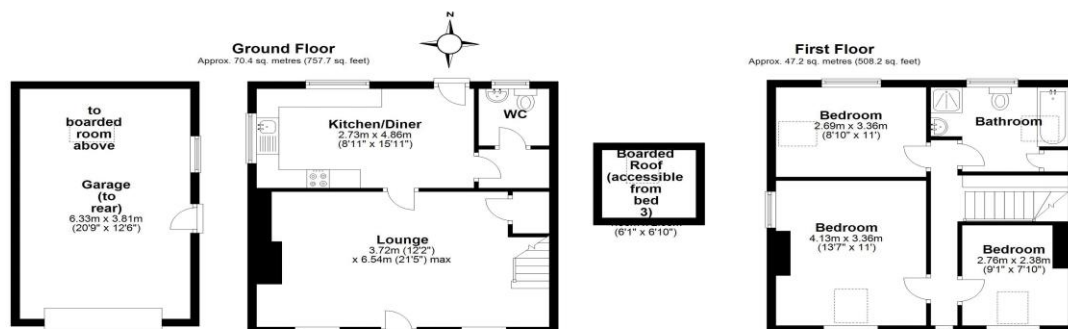
A beautifully presented character rich Three Bedroom Semi Detached Cottage with detached garage, driveway and enclosed private rear garden Providing approximately 117.6 sq metres (1265.9 sq feet) With a wealth of features, charm. exposed beams and offering wonderful flexible accommodation The Property is situated within a much sought after mature and well established location, a short drive away is the Oakengates centre, the Telford Town Centre, Telford Train Station, perfect local road network connections and M54 link. Comprising: Integrated modern stylish kitchen/diner, ground floor wc, spacious lounge with log burning stove and staircase rising to the first floor First floor: Main bedroom of good size, bedroom two and three also of good size, family bathroom, central heating and double glazing. There is an additional boarded roof space area that would be ideal for a number of potential uses such as dressing area, or office space. Detached garage, gravelled driveway, side gated access leading to



Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band C
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 11 November 2023

