

HARWOOD

THE ESTATE AGENT

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

44 Sandbrook, Ketley, Telford, Shropshire, TF1 5BD



Offers in
Excess of
£220,000

A truly, amazing extended modern Two Double Bedroom Semi Detached Property with spacious parking and brilliantly sized rear enclosed garden Providing 97.2 sq meters (1046.4 sq ft) of living accommodation. The property has been extended by the current owner, greatly increasing the ground floor living area. Positioned within a well established mature residential area with excellent access to the Wrekin retail park with a wealth of shops, superstore and nearby M54 J6 link.

Ground floor: Hallway, living room opening into separate dining/family room creating expansive open plan living area. Kitchen/breakfast room, utility and ground floor wc. First floor: Two excellently sized double bedrooms, bathroom with P shaped bath and shower over the bath, gas central heating and double glazing. Outside area: Wall enclosed frontage, block paviour driveway suitable for a number of vehicles with ample parking. Side gated access leading to a generously sized rear garden with patio area, raised plant borders, decorative shale area, wooden decking, pergola and store room, all ideal for family and entertaining all on one level.

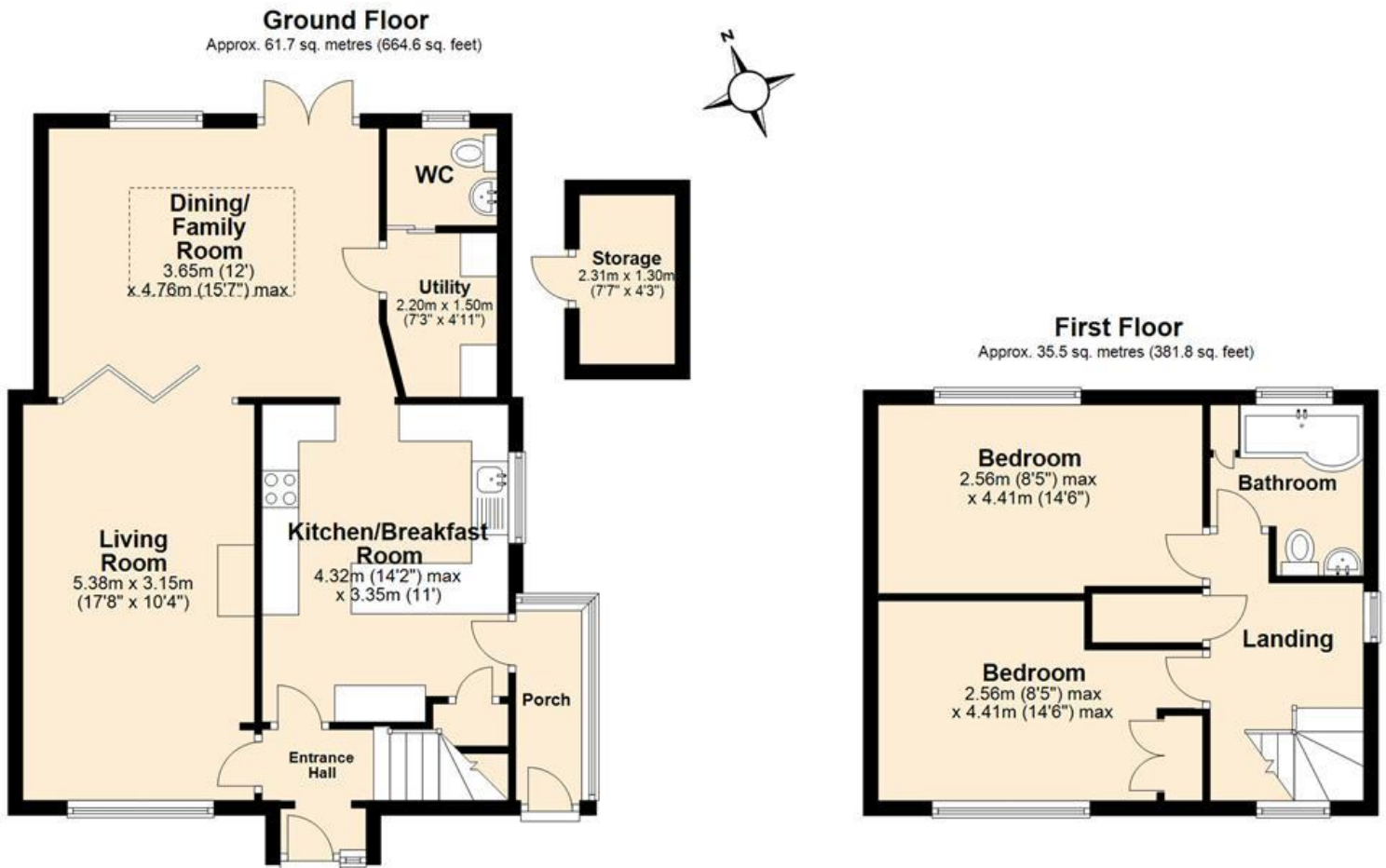
The property also has solar panels to assist with providing low cost energy.

Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordstateagent.co.uk

Lettings
01952 505505



Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band A
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 20 March 2024

