

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
23 Ever Ready Crescent, Dawley, Telford, Shropshire, TF4 3GL



Offers in the  
Region Of  
£260,000

An excellently spacious and perfectly presented Three Bedroom Semi-Detached Property with driveway and garden Providing approximately sq 78.9 mtrs ( 848.8 sq ft ) of living space. Situated within a much sought after newly built residential area, along the old Hinksay road which runs into the very heart of the Telford Town Park a short distance away, providing a wealth of outdoor activities and pursuits. Local Schools nearby, a short distance to the Telford Town Shopping Centre, the new Southwater area with restaurants, bars, cinema and the Telford Central Railway Station.

Comprising: Entrance hallway, lounge, stylish modern open plan kitchen/diner with French doors opening onto the patio area. First floor: Main bedroom with built in wardrobes, two further bedrooms and family bathroom with bath and separate shower, gas central heating and double glazing. Driveway suitable for a number of vehicles and additional block paviour area. Side access leading to the rear enclosed excellently presented garden with patio, decorative shale area and wooden pergola with wooden decking making an ideal seating area.

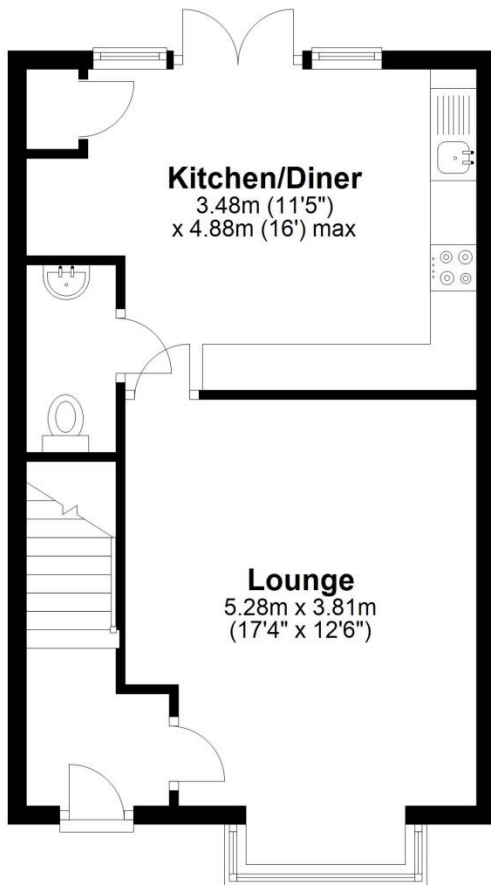
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

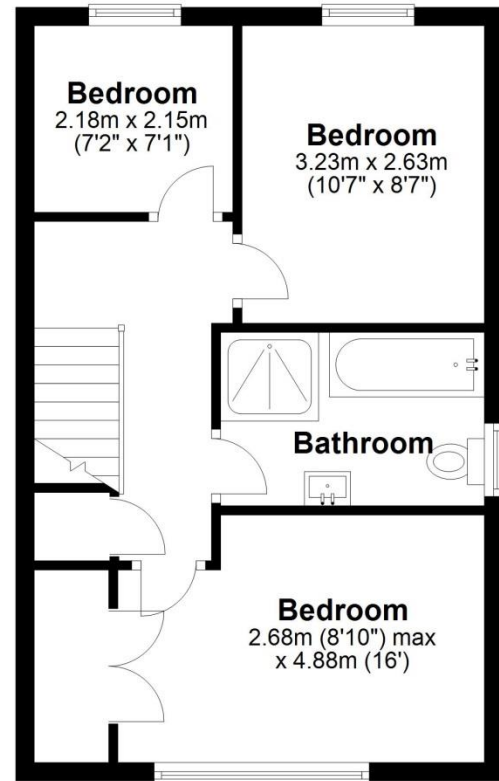
## Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 sq. feet)

For illustrative purposes only. Not to scale  
Prepared by Shropshire Property Professionals  
Tel: 07817 773 526 - [www.spp-property.co.uk](http://www.spp-property.co.uk)  
Plan produced using PlanUp.

<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

02 June 2023

