

HARWOOD

THE ESTATE AGENT

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

30 Marsh Meadow Close, Shawbirch, Telford, Shropshire, TF1 3PZ



Offers in
Excess of
£210,000

A Well positioned Two Bedroom Semi Detached Property with Detached Garage. Providing 72.1 sq meters (775.9 sq ft) of living accommodation. Located within a much sought after residential area, excellent access to the main road network, nearby local shops, medical centre. Princess Royal Hospital, local schools and the historical local Wellington Market Town is a short drive away with a wealth of Shops, amenities and facilities. Ground floor: Entrance hallway, lounge, open plan breakfast kitchen with French doors opening onto the rear garden area, gas central heating and double glazing. First floor: Main bedroom with fitted wardrobe, second bedroom of good size and bathroom Outside: Block paviour driveway suitable for a number of vehicles, detached garage, side gated access leading to the rear enclosed garden area. No Upward Chain. Photos To Follow Shortly.



Sales
01952 641111

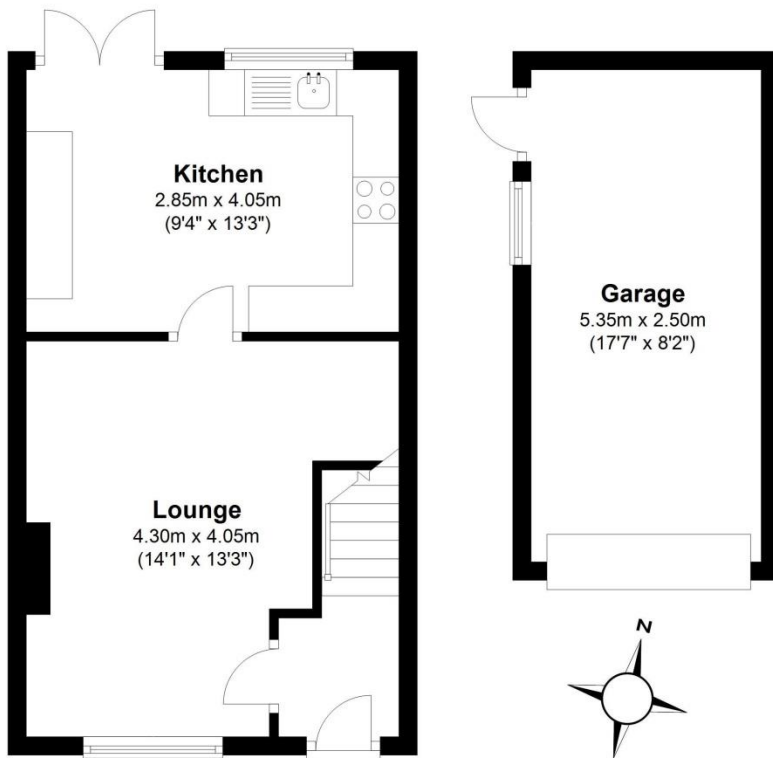
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

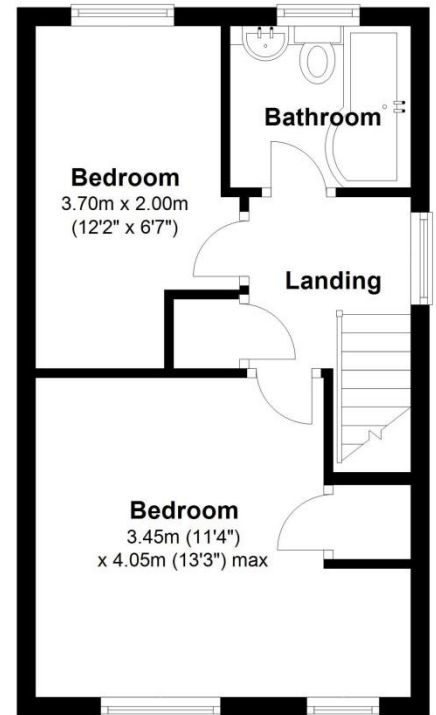
Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
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

08 May 2024

