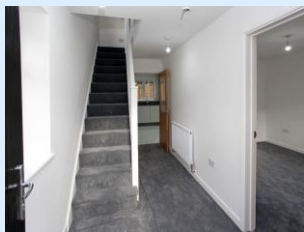


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
Plot 1 78, New Road, Madeley, Telford, Shropshire, TF7 5DD



**Offers in
Excess of
£300,000**

Newly built Three Bedroom Detached Property with driveway and garden area. Providing approximately 84.6 sq meters (910.3 sq Feet) of living space Located within a much sought after residential area, with excellent access to a wealth of new and old local shops, services and amenities. Local schools include the Woodlands Primary and Nursery, Haberdashers Abraham Darby and the Madeley Academy, medical centre and Tesco superstore are all near by.

Comprising: Hall, ground floor wc, lounge, modern open plan integrated kitchen/family dining room. First floor: Main bedroom with en-suite shower room, two further bedrooms, family bathroom with shower over bath, gas central heating and double glazing. Driveway, garden and patio area. No Upward Chain.

Sales
01952 641111

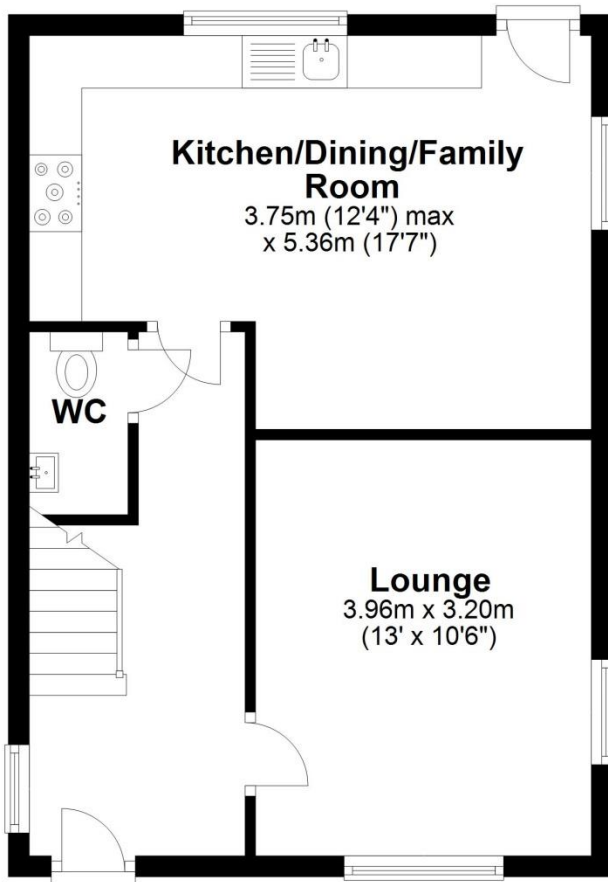
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Lettings
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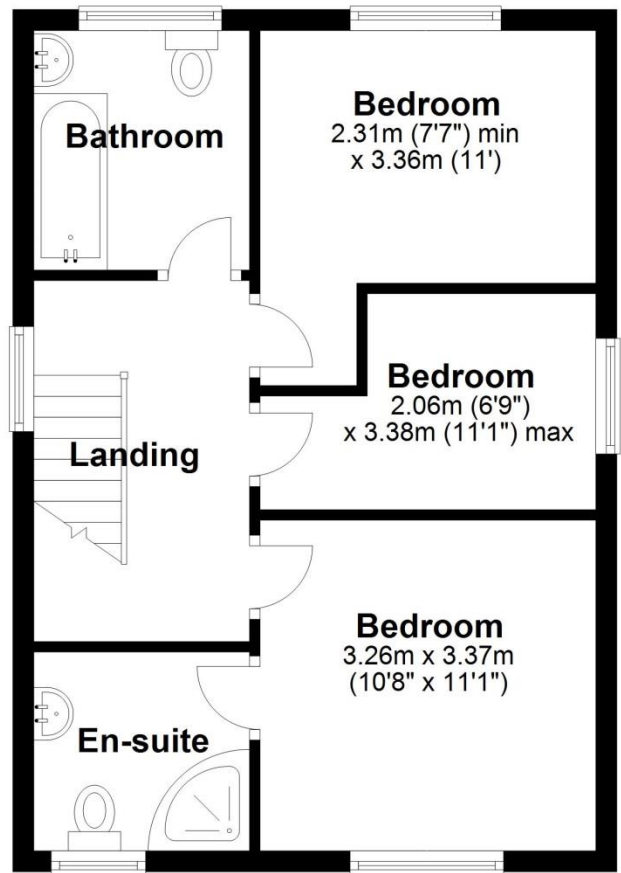
Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 84.6 sq. metres (910.3 sq. feet)

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

18 January 2023

