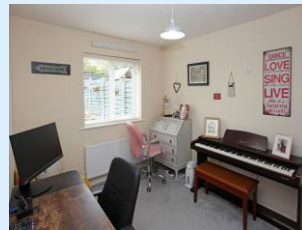


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
38 Plant Close, Dawley Bank, Telford, Shropshire, TF4 2GT



**Offers in the
Region Of
£200,000**

A perfectly presented Three Bedroom Versatile Three Storey Terraced Property, with en-suite, garage and parking Providing approximately 118.5 sq metres (1275.2 sq feet) of living space Located within a much sought after residential area, central location, with easy access to the M54 J6 link, near by local shops, leisure facilities and amenities, also within a very short drive is the Telford Town Centre, Telford Train Station and local schools.

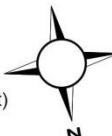
Comprising: Hallway, ground floor wc, utility room, kitchen/diner, spacious lounge, main bedroom with en-suite shower and built in wardrobes, two further good sized bedrooms and family bathroom. Gas central heating and double glazing. Garage, driveway parking, rear enclosed garden with wooden decking area and lawn.

Sales
01952 641111

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

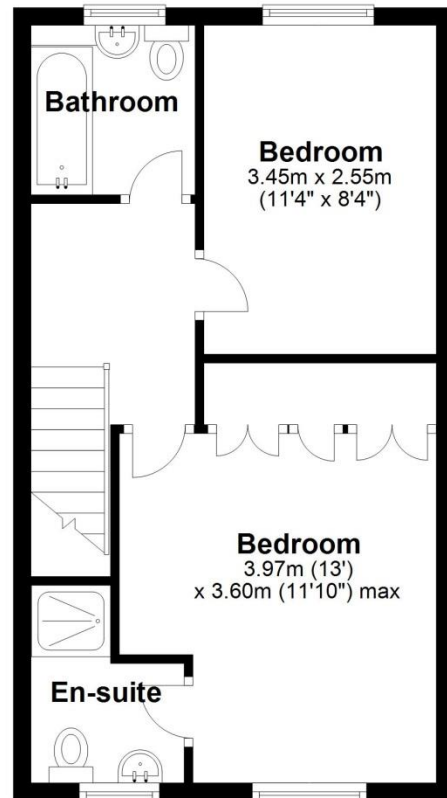
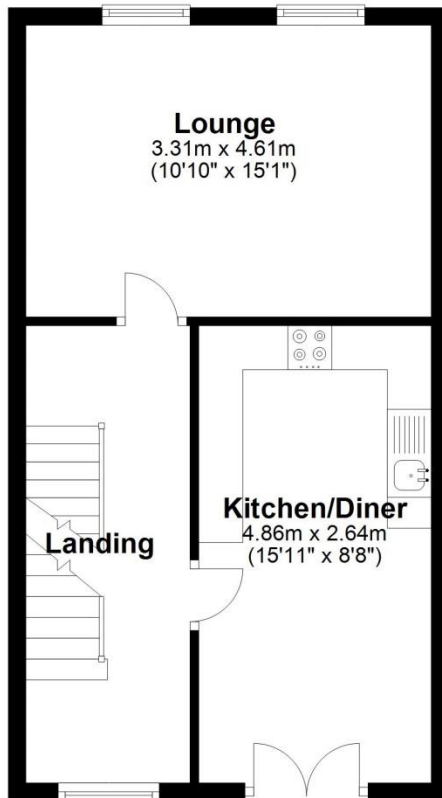
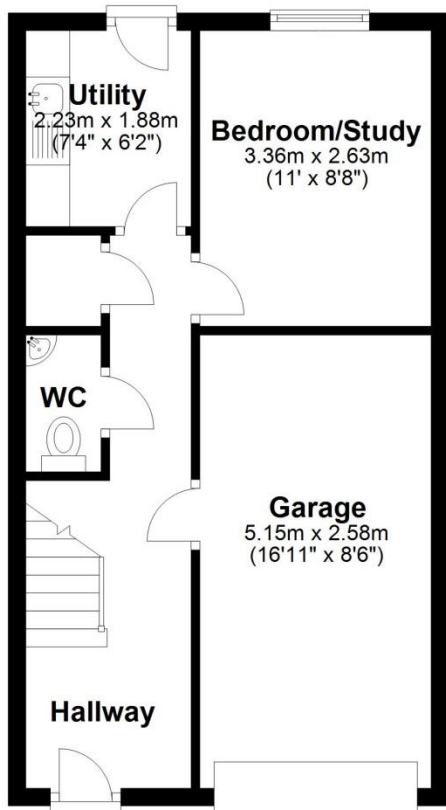
Lettings
01952 505505

Ground Floor
 Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor
 Approx. 39.7 sq. metres (427.2 sq. feet)

Second Floor
 Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 118.5 sq. metres (1275.2 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 17 March 2023

