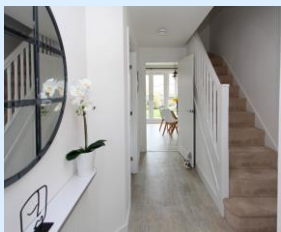


HARWOOD

THE ESTATE AGENT

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

17 York Road, Priorslee, Telford, Shropshire, TF2 9UU



Offers in the
Region Of
£270,000

Perfectly presented, spacious Three Bedroom Semi Detached property with driveway, garage and enclosed garden.

Providing approximately 97.8 sq metres (1052.8 sq feet) of living space

Located within the much sought after residential area of Priorslee with local doctors, dentist, pharmacy and shops nearby.

Holy Trinity Academy, Priorslee primary and Redhill Primary school are all within easy reach. A short drive to the Telford Town Centre with a wealth of Shops, amenities and facilities, the Telford Train Station, excellent local road network connections and the M54 link. Ground floor: : Canopy entrance, hallway, ground floor wc, lounge, stylish and modern kitchen / dining room with French doors opening onto the rear patio and garden area. First floor: Main bedroom with ensuite shower room, second bedroom of good size and a third single bedroom, bathroom with shower over the bath, shower screen, gas central heating and double glazing. Garage, block paviour driveway, low wall enclosed front lawn area, side gated access to the rear enclosed garden with decorative features, lawn and patio area.

Sales
01952 641111

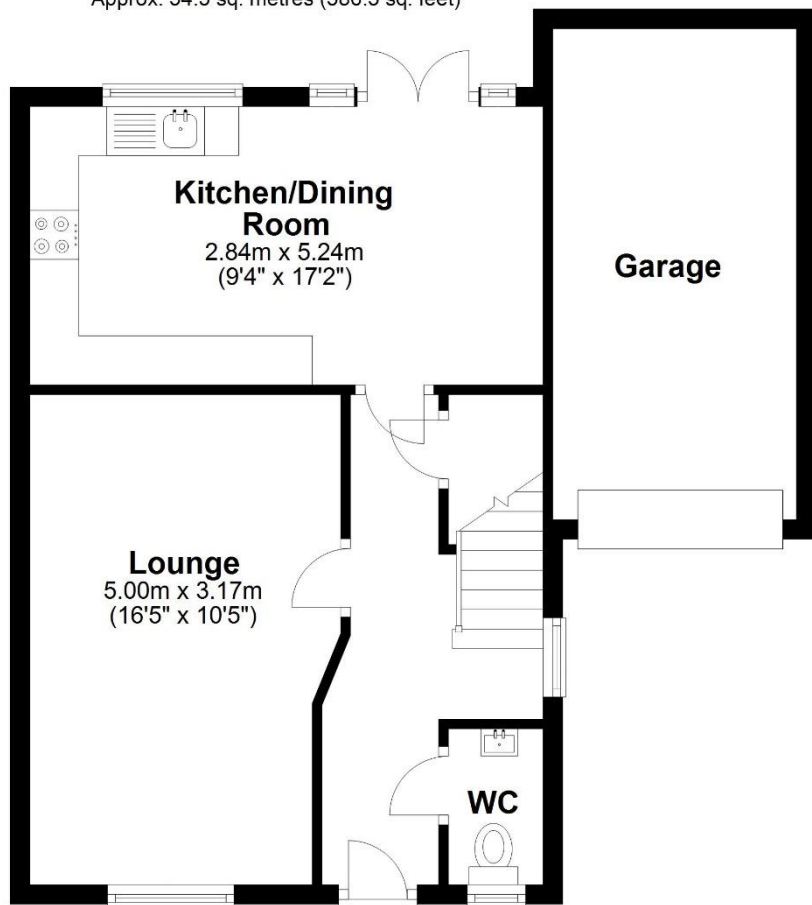
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

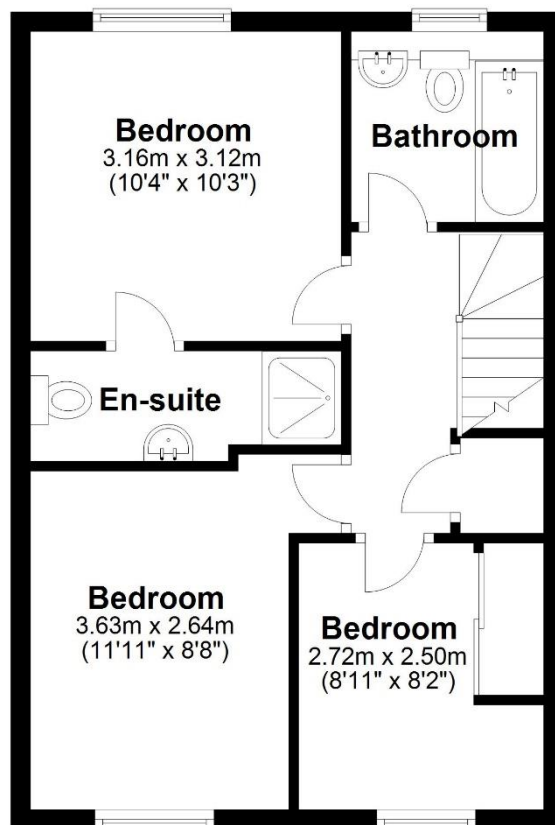
Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 97.8 sq. metres (1052.8 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

06 February 2024

