

HARWOOD

THE ESTATE AGENT

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

134 Warrensway, Woodside, Telford, Shropshire, TF7 5QF



**Offers in
Excess of
£125,000**

A Three Bedroom Terraced Property with enclosed rear garden

Providing approximately 87.4 sq meters (941.3 sq Feet) of living space

Located within a sought after, well established and mature residential area. A short distance to near by schools, Woodlands primary and nursery school, Abraham Darby sports and leisure centre and the Madeley Academy. Local shops including the rejuvenated Madeley Town Shopping Centre is a short drive away and the world famous historical Ironbridge is also a short drive with surrounding bars and shops. Ground floor: Entrance porch, ground floor wc, inner hall leading to spacious lounge, kitchen/diner with French doors opening to the rear garden. Gas central heating and double glazing First floor: Three bedrooms, family bathroom and separate wc.

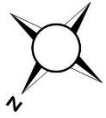
Outside: Garden area to the front and rear enclosed garden with patio, lawn and decorative shale area. The property is currently tenanted and available to investors only. No upward chain.

Sales
01952 641111

email: harwood@harwoodestates.com

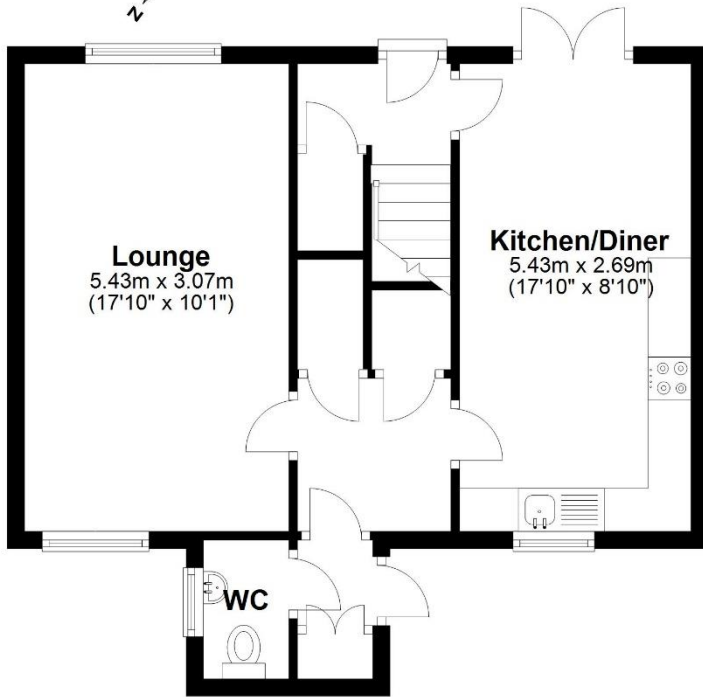
www.telfordstateagent.co.uk

Lettings
01952 505505



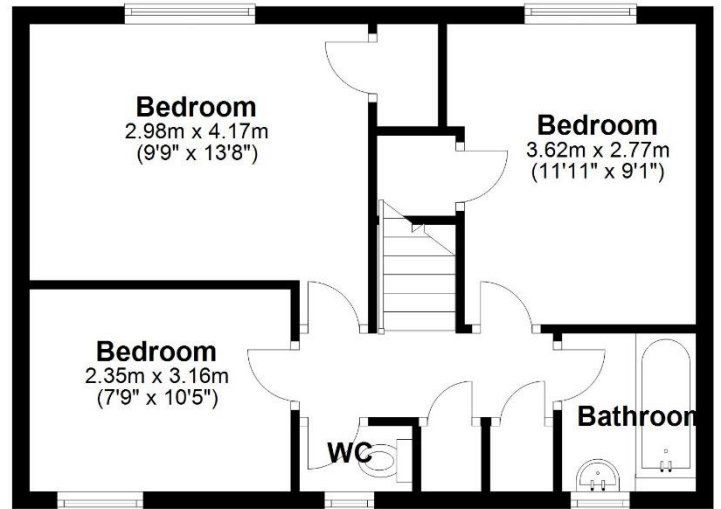
Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 87.4 sq. metres (941.3 sq. feet)

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

09 September 2023

