

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
19 Rothwell Close, St. Georges, Telford, Shropshire, TF2 9GB



**Offers in
Excess of
£240,000**

Spacious and excellently presented Four Bedroom Terraced Property Providing approximately 123 sq metres (1324 sq feet) of living space Situated in a small modern development within the residential area of St. Georges. The property is within a short walk to local shops and a short drive to Oakengates centre, the Telford Town Centre, Telford Train Station, excellent local road network connections and M54 link.

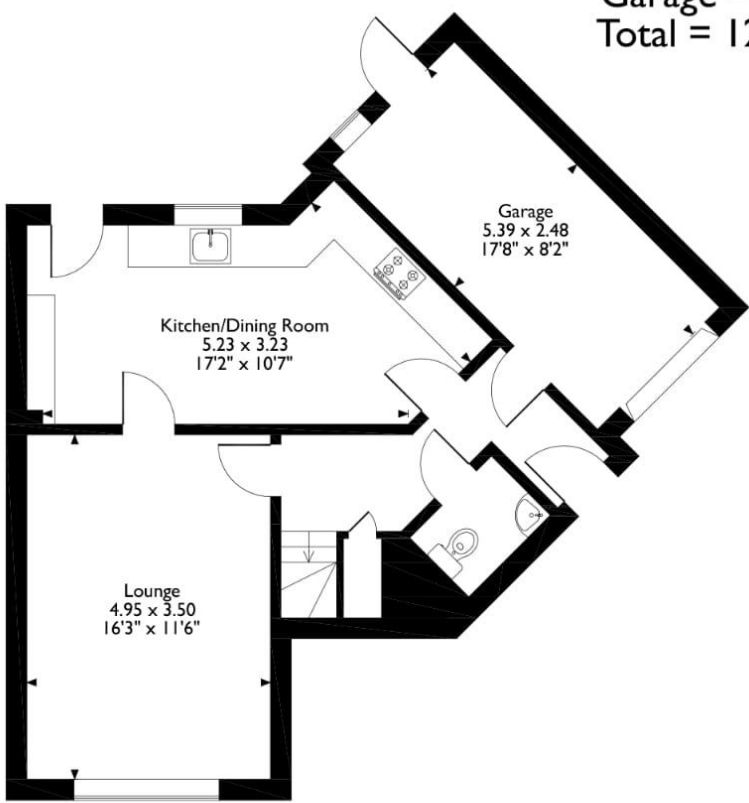
Comprising: Hallway leading to ground floor wc, lounge, excellently spacious modern kitchen/dining room. First floor: Main bedroom with en-suite shower room, three further very good sized bedrooms, family bathroom, gas central heating and double glazing. Driveway and garage with access door leading to the rear enclosed low maintenance garden with decorative shale and patio area.

**Sales
01952 641111**

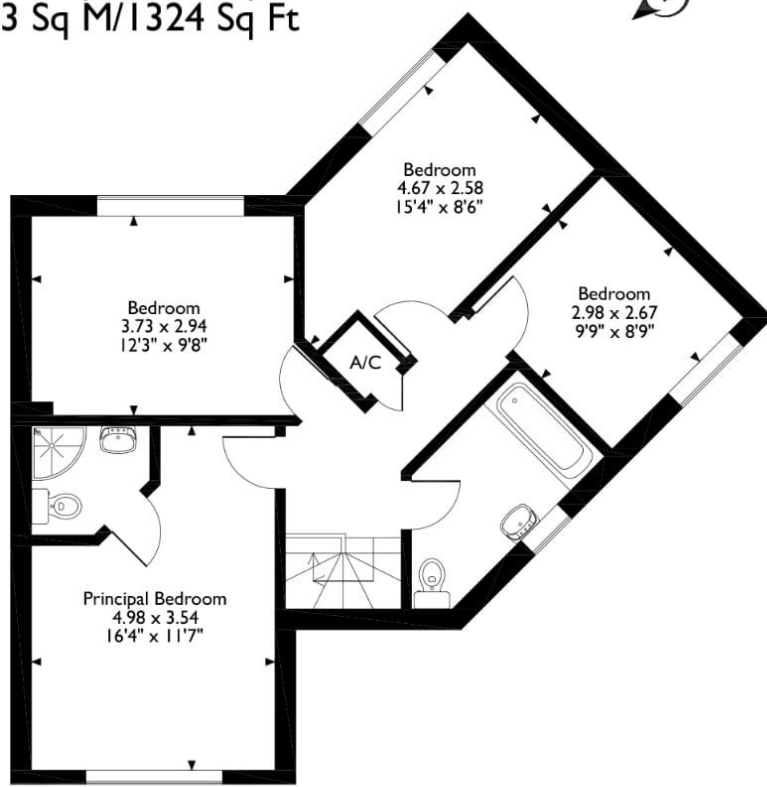
**email: harwood@harwoodestates.com
www.telfordestateagent.co.uk**

**Lettings
01952 505505**

Approximate Gross Internal Area
 Main House = 110 Sq M/1184 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 123 Sq M/1324 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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 03 October 2022

