

HARWOOD

THE ESTATE AGENT

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

36 The Saplings, Madeley, Telford, Shropshire, TF7 5UJ



Offers in
Excess of
£200,000

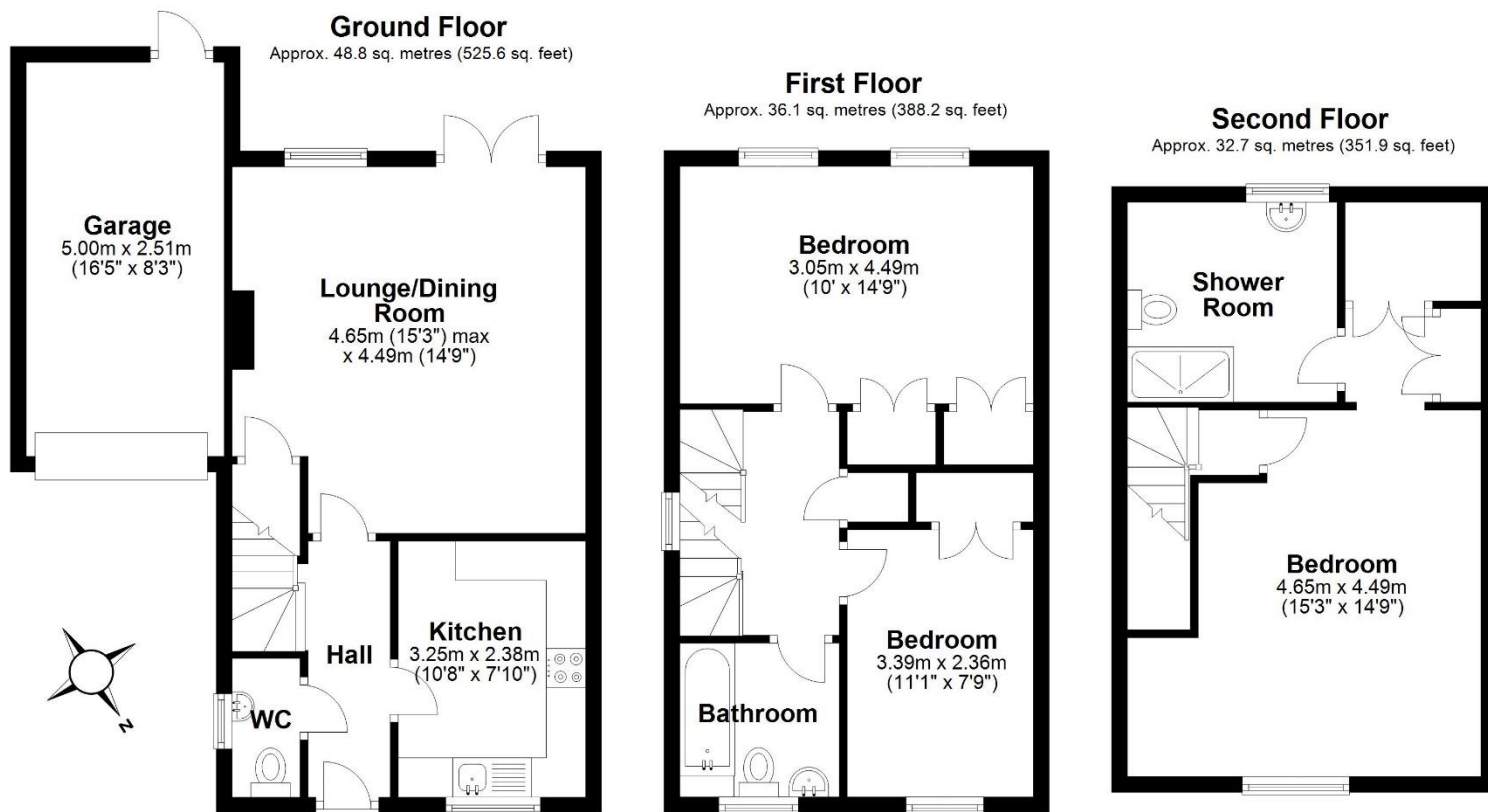
Excellently sized Three Bedroom End of Terraced Property with driveway, garage and rear enclosed garden
Providing approximately 117.6 sq metres (1265.7 sq feet) of living space

Spacious and excellent living accommodation overlooking woodland within a short drive to a wealth of new and old local shops, services and amenities. St. Marys primary school, Madeley Academy, medical centre and Tesco superstore are all nearby. Perfectly positioned for main road network. Comprising: Through hall, modern kitchen with integrated appliances, ground floor wc, lounge/dining room with French doors opening onto the rear enclosed garden area. Gas central heating and double glazing. First floor: Excellently sized bedroom with built in wardrobes, second bedroom of good size and family bathroom. Second floor: Main bedroom of excellent size with walk in wardrobe/store area and large shower room. Driveway, garage and decorative shale front area, rear enclosed garden with patio and lawn. No Upward Chain

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 117.6 sq. metres (1265.7 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 21 October 2022

