

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
21 Lower Wood, The Rock, Telford, Shropshire, TF3 5DN



**Offers in
Excess of
£280,000**

Incredibly spacious, well positioned Three Bedroom Detached Property built on a four bedroom plot Providing approximately 111.4 sq metres (1198.6 sq feet) of living space Located within a much sought after residential area and within a short distance of the Telford Town Centre, Telford Train Station, perfect local road network connections and M54 links.

Ground floor: Entrance Hall, lounge, separate dining room with patio doors opening onto the rear garden area, kitchen, utility and ground floor wc. First floor: Main bedroom with spacious en-suite shower room and built in wardrobes, two further excellently sized double bedrooms with built in wardrobes, shower room, gas central heating and double glazing. Block paviour driveway suitable for a number of vehicles, front lawn area, side gate access to the rear enclosed garden area.

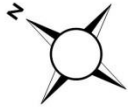
No Upward Chain

**Sales
01952 641111**

email: harwood@harwoodestates.com

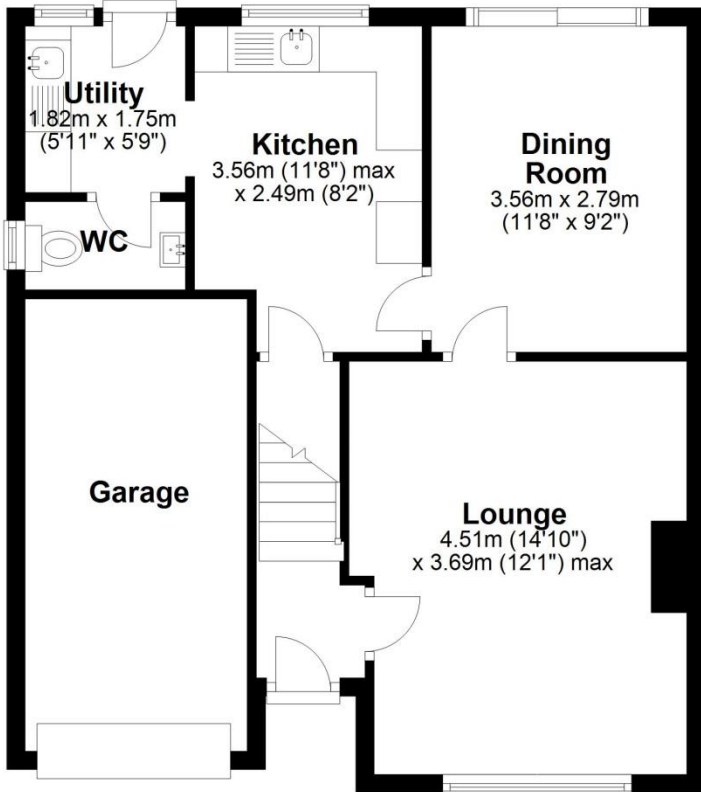
www.telfordestateagent.co.uk

**Lettings
01952 505505**



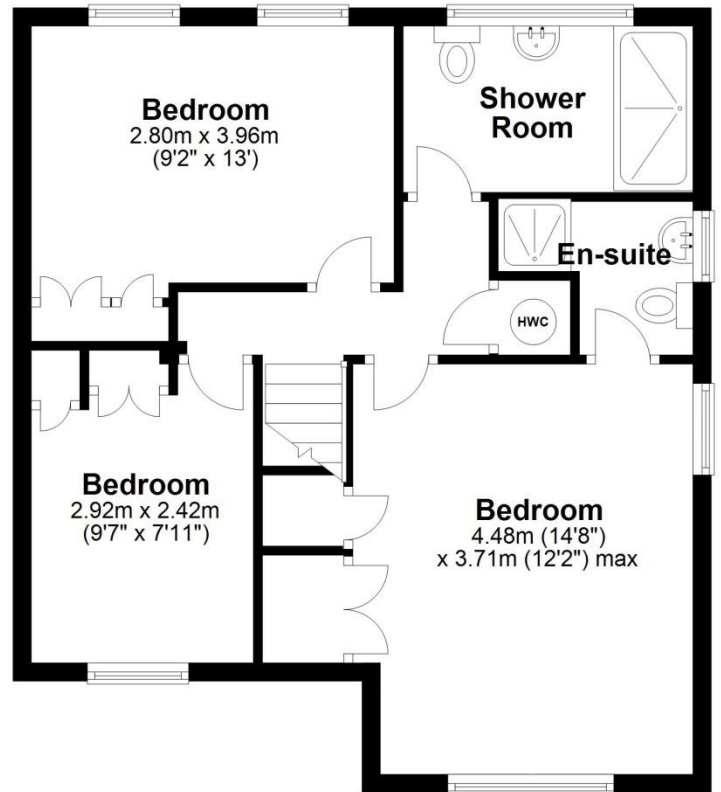
Ground Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



Total area: approx. 111.4 sq. metres (1198.6 sq. feet)

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 23 January 2024

