

# HARWOOD

## THE ESTATE AGENT

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

**18 Beechwood Road, Dawley, Telford, Shropshire, TF4 3PH**



**Offers in the  
Region Of  
£220,000**

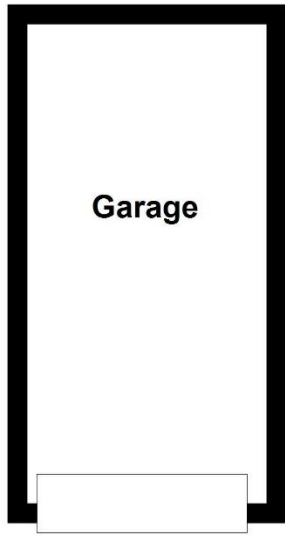
**Wonderfully presented Three Bedroom Semi Detached Property with detached garage, driveway and enclosed rear garden  
Providing approximately 78.0 sq metres ( 839.1 sq feet ) of living space.**

**Situated within a mature and well established residential area of Dawley and a short drive away from the high street providing local shops, amenities, the new Telford Langley School and within easy access to the local main road network.  
Ground floor: Hallway, spacious lounge / dining room, kitchen, ground floor bathroom with p shaped bath and shower over the bath. First floor: Excellently sized main bedroom, second bedroom of good size and a third single bedroom.  
Gas central heating and double glazing. Outside Area: Detached garage, front lawn area, side access leading to the enclosed rear garden with lawn and patio area.**

**Sales  
01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings  
01952 505505**

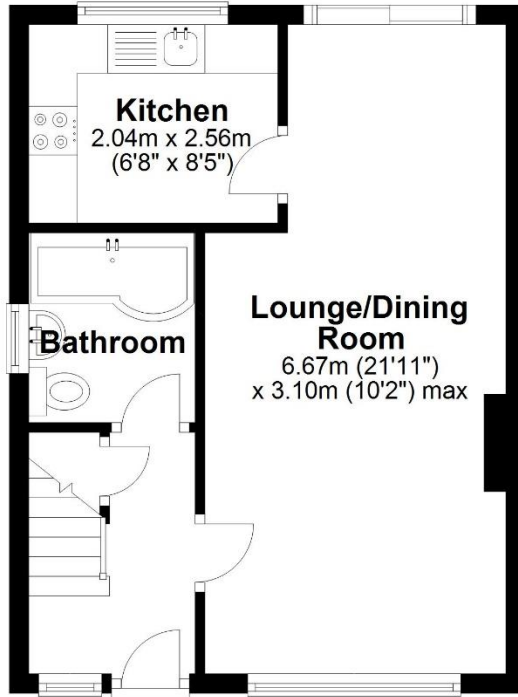


**Garage**



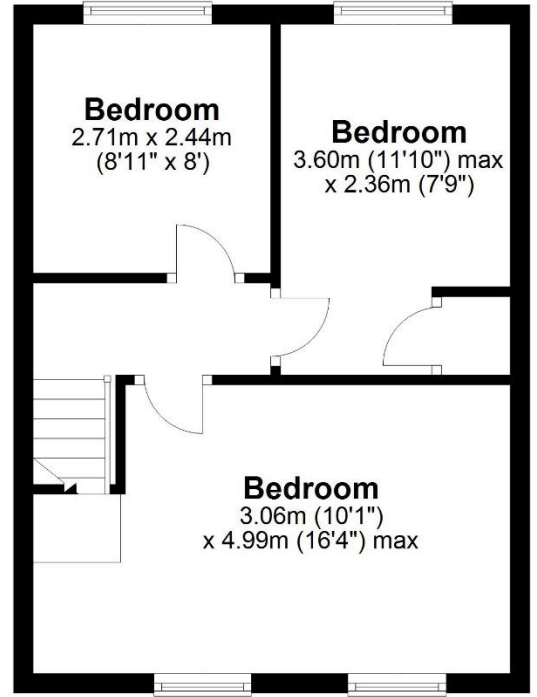
### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 78.0 sq. metres (839.1 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band B</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<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.</b>
<b>Viewing Arrangements</b>	<b>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.</b>

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 04 May 2024

