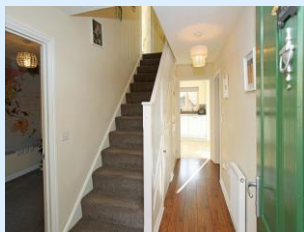


HARWOOD

THE ESTATE AGENT

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

Well Croft, Lawley Village, Telford, Shropshire, TF4 2FH



Offers in
Excess of
£300,000

A Four Bedroom Detached Property with three reception rooms, en-suite, gated driveway, garage and enclosed garden
Providing approximately 120.8 sq metres (1300.7 sq feet) of living space

Located within a sought after modern residential area, perfect access to the M54 J6 link, with near by local Lawley centre shops, leisure facilities, golf course and amenities, within a short drive is the Telford Town Centre and Train Station.

Ground floor: Through hallway, study, spacious lounge, ground floor wc, separate dining room with French doors, modern kitchen and separate utility.

First floor: Main bedroom with triple wardrobes and en-suite shower room, guest bedroom of very good size, third and fourth bedroom, family bathroom, gas central heating and double glazing.

Outside: Gated driveway, garage, side gated access leading to the rear enclosed garden with decorative shale area, patio and lawn area.

Sales
01952 641111

email: harwood@harwoodestates.com

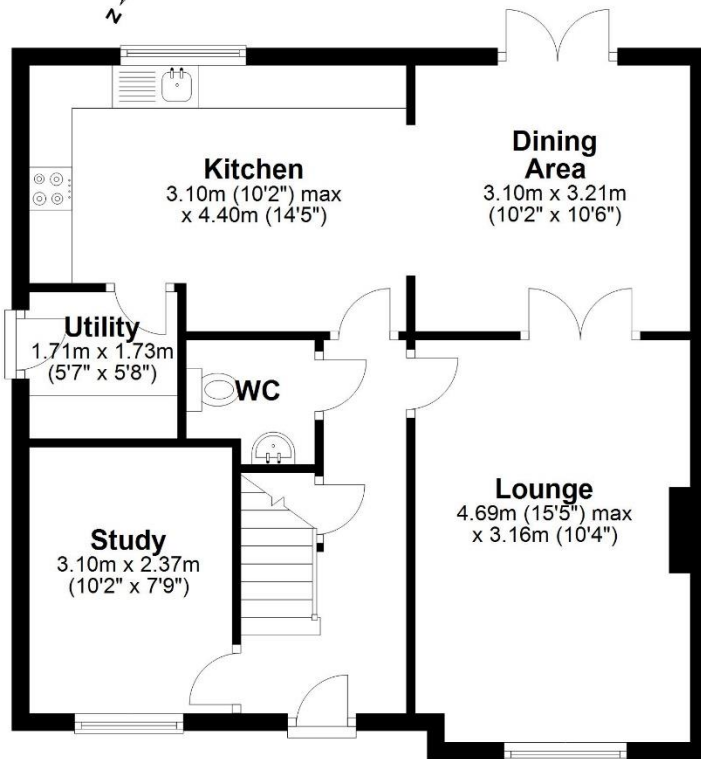
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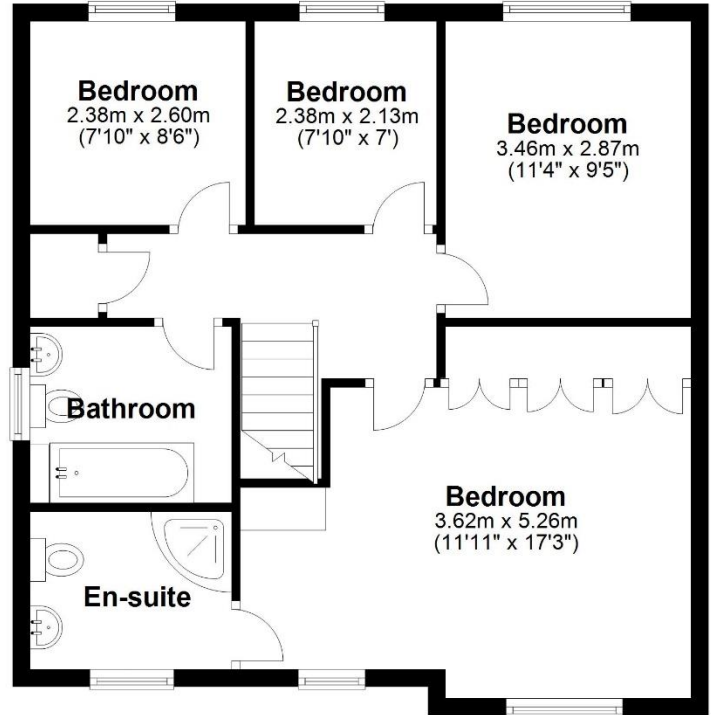
Ground Floor

Approx. 61.4 sq. metres (661.4 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.4 sq. feet)



Total area: approx. 120.8 sq. metres (1300.7 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

15 November 2023

