

HARWOOD

THE ESTATE AGENT

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

26 St James Crescent, Stirchley, Telford, Shropshire, TF3 1BL



**Offers in
Excess of
£300,000**

Excellently presented, well positioned corner plot Three Bedroom Detached Property with driveway, garage and spacious enclosed rear garden

Providing approximately 112.9 sq metres (1215.4 sq feet) of wonderfully modern living space

Located within a popular, well established residential area with local schools, excellent access for the A442 and local main road network. Ground floor: Reception hall, spacious lounge with feature fire place, excellently sized modern integrated kitchen/breakfast room, French doors leading into the expansive conservatory overlooking the garden area. Ground floor wc and play/store room. First floor: Primary bedroom of good size, second bedroom also of good size and a third single bedroom. Bathroom with P-shaped bath, shower scen and shower over the bath, gas central heating and double glazing. Block paviour driveway with parking suitable for a number of vehicles, side gated access leading to the wonderfully spacious rear enclosed garden with large patio area ideal for entertaining, decorative raised borders and large lawn area.

Sales
01952 641111

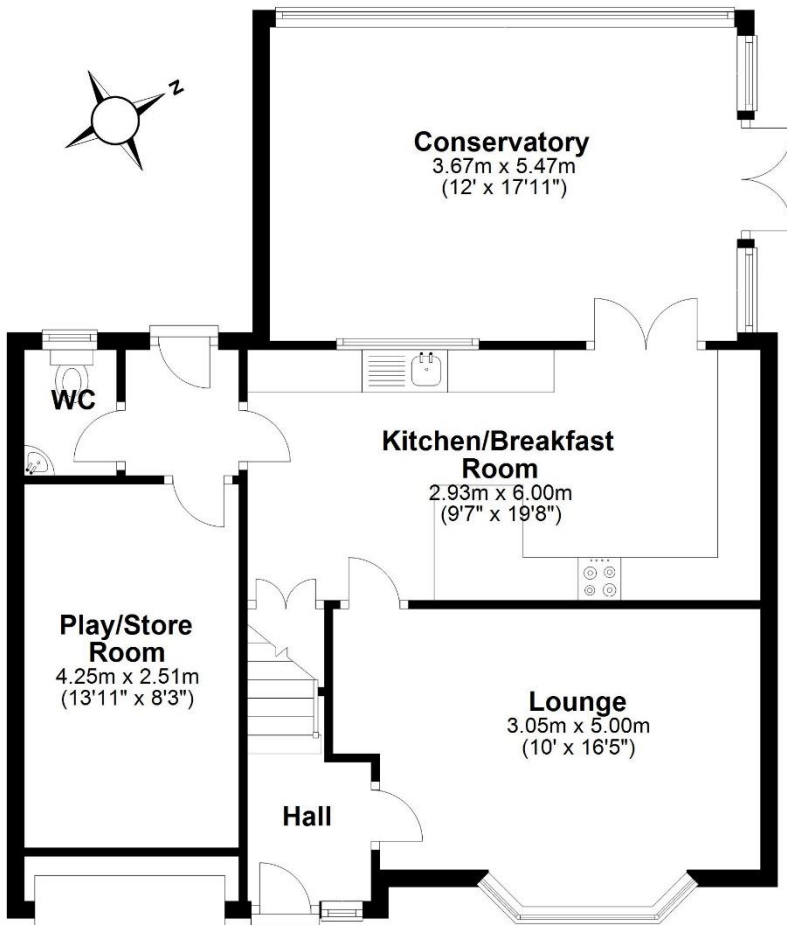
email: harwood@harwoodestates.com

www.telfordstateagent.co.uk

Lettings
01952 505505

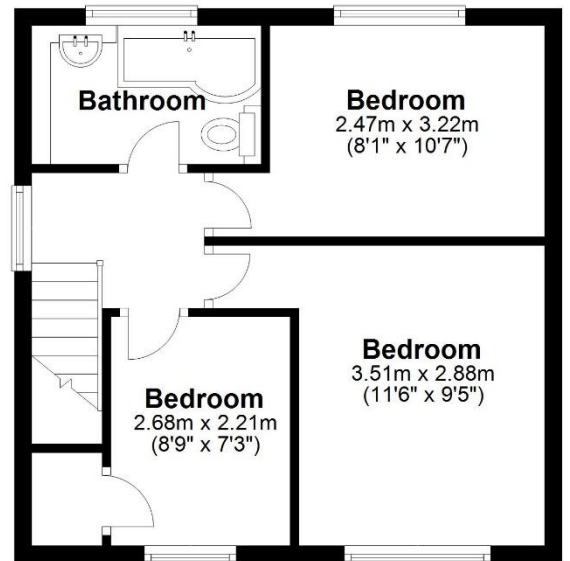
Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 112.9 sq. metres (1215.4 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

20 February 2024

