

HARWOOD

THE ESTATE AGENT

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

1 Manor Road, Hadley, Telford, Shropshire, TF1 5PN



Offers in
Excess of
£170,000

Spacious Three Bedroom Semi Detached Property
with en-suite main bedroom, parking and enclosed garden
Providing 80.4 sq meters (865.1 sq ft) of living accommodation.

Within short walking distance to local amenities, school and shops, excellent access to local road networks and bus stops. The Hortonwood industrial estate is also a short drive away. Ground floor: Lounge, spacious kitchen / dining room and a ground floor bathroom,. First floor: Main bedroom of very good size with en-suite shower and two further good sized bedrooms, gas central heating and double glazing. Enclosed gravel parking area, leading to enclosed garden area. Being offered with No Upward Chain.

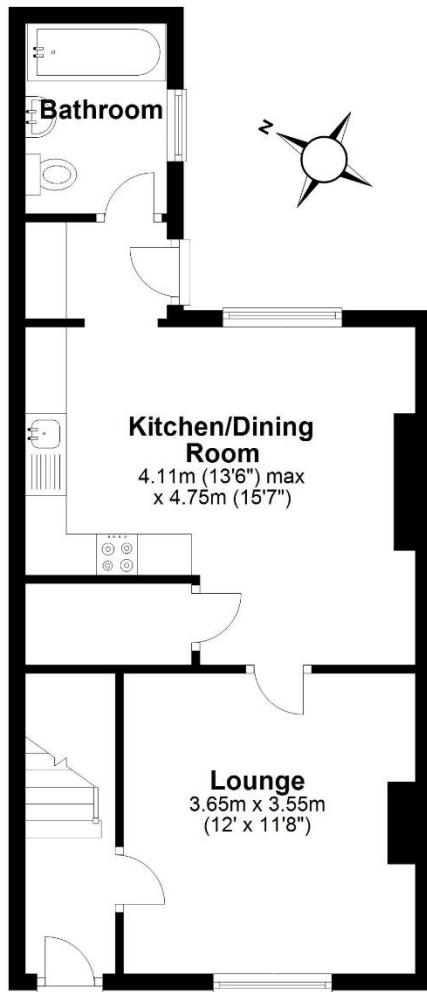
Sales
01952 641111

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

Lettings
01952 505505

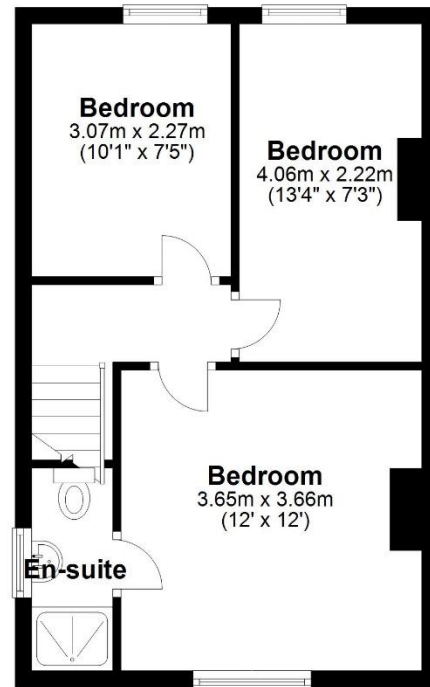
Ground Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 sq. feet)

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| Tenure | We are advised by the vendor that the property is Freehold |
| Council Tax | Band A |
| 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

11 January 2024

