

HARWOOD

THE ESTATE AGENT

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

20 Church Road, Dawley, Telford, Shropshire, TF4 2AS



Offers in
Excess of
£210,000

Excellently spacious, rich in character Three Bedroom Semi detached property with parking and enclosed garden.
Providing approximately 85.8 sq mtr (923.3 sq ft) of living accommodation

Situated within a mature and well established residential area of Dawley and a short distance 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: Lounge with feature log burning stove, dining room, modern kitchen, sun room overlooking the rear garden.
Gas central heating and double glazing. First floor: Main bedroom with built in wardrobes, two further bedrooms and bathroom Parking area, side gated access to the enclosed garden.

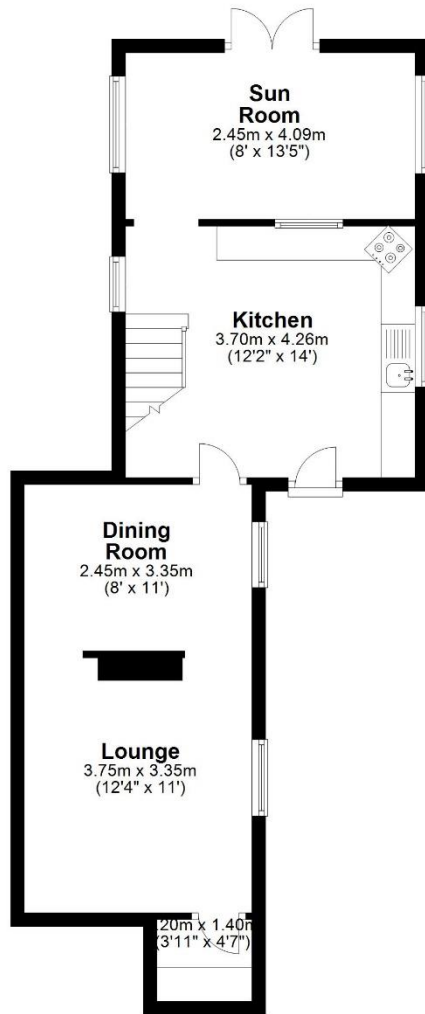
Sales
01952 641111

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

Lettings
01952 505505

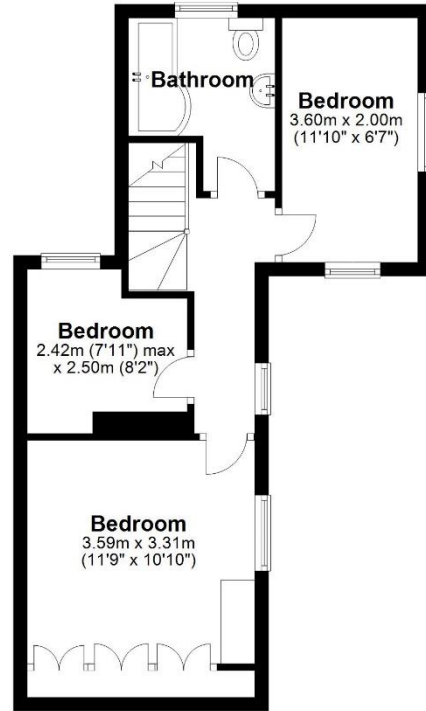
Ground Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 85.8 sq. metres (923.3 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
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 05 February 2024

