

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
14 Upper Wood, The Rock, Telford, Shropshire, TF3 5DR



Offers in
Excess of
£325,000

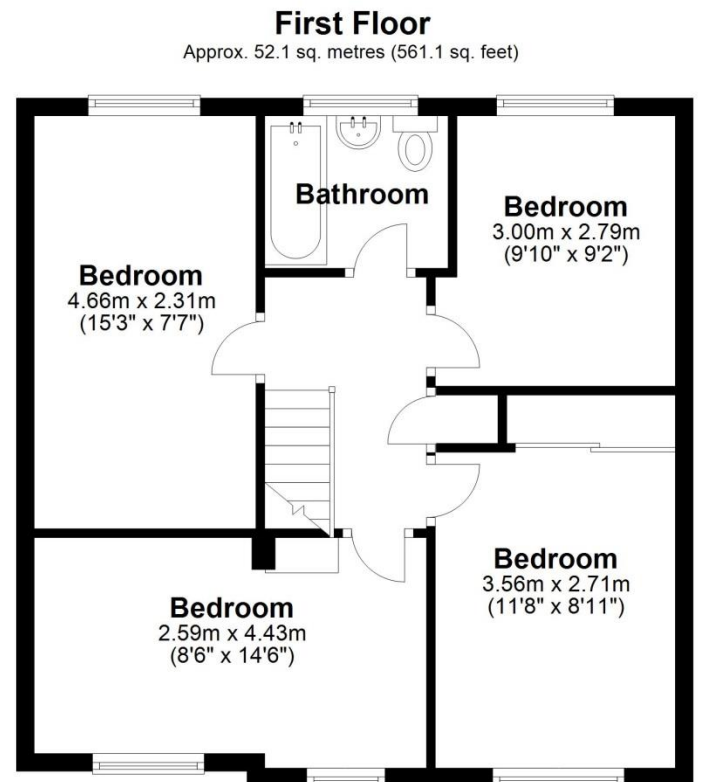
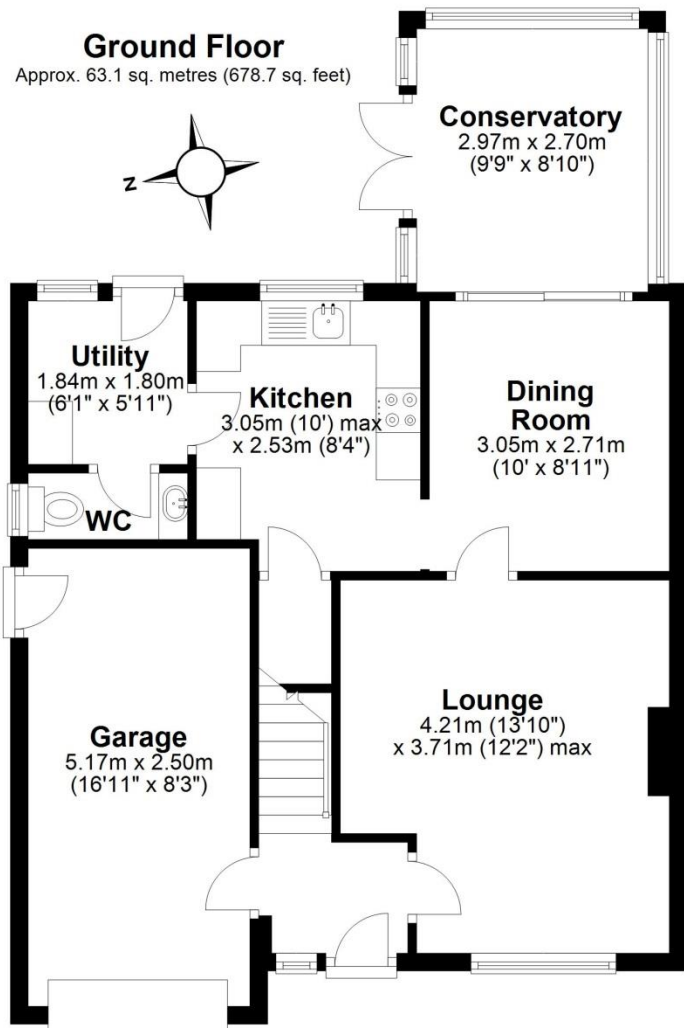
Four Bedroom Detached Property with driveway, garage, large enclosed rear garden located on a spacious corner plot. Providing approximately 115.2 sq metres (1239.8 sq feet) of living space Situated within a much sought after residential area, perfectly located for the Telford Town Centre, Telford Train Station, M54 link and local road network connections. The property has been extended and has huge further potential offering versatile living accommodation. Comprising: Lounge, separate dining room, integrated modern kitchen, utility room and ground floor wc. First floor: Four excellently sized bedrooms, family bathroom, gas central heating and double glazing. Spacious driveway suitable for a number of vehicles, lawn areas, garage and side access to the brilliantly sized excellently private rear enclosed garden with patio area and large lawn.



Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 115.2 sq. metres (1239.8 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 22 March 2023

