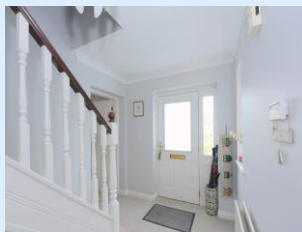


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
45 Davenham Walk, Lawley, Telford, Shropshire, TF3 5EU



**Offers in
Excess of
£450,000**

A perfectly presented, enviable position, spacious 4 Bedroom Detached Property with two en-suite's, driveway, double garage and enclosed garden Providing approximately 176.1 sq metres (1895.3 sq feet) of wonderfully sized living space Located within a highly 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.

Comprising: Through hallway, study, spacious lounge, ground floor wc, separate dining room, sitting room with French doors, modern kitchen and utility. First floor: Main bedroom with triple wardrobes and en-suite shower room, guest bedroom with double wardrobes and en-suite shower room, third bedroom with wardrobes and a very good sized fourth bedroom, family bathroom, gas central heating and double glazing. The property is wonderfully sized with spacious driveway parking suitable for a range of vehicles, double garage, front lawn area, side gated access leading to the rear enclosed sizable garden with decorative shale areas, patio and additional side garden area.

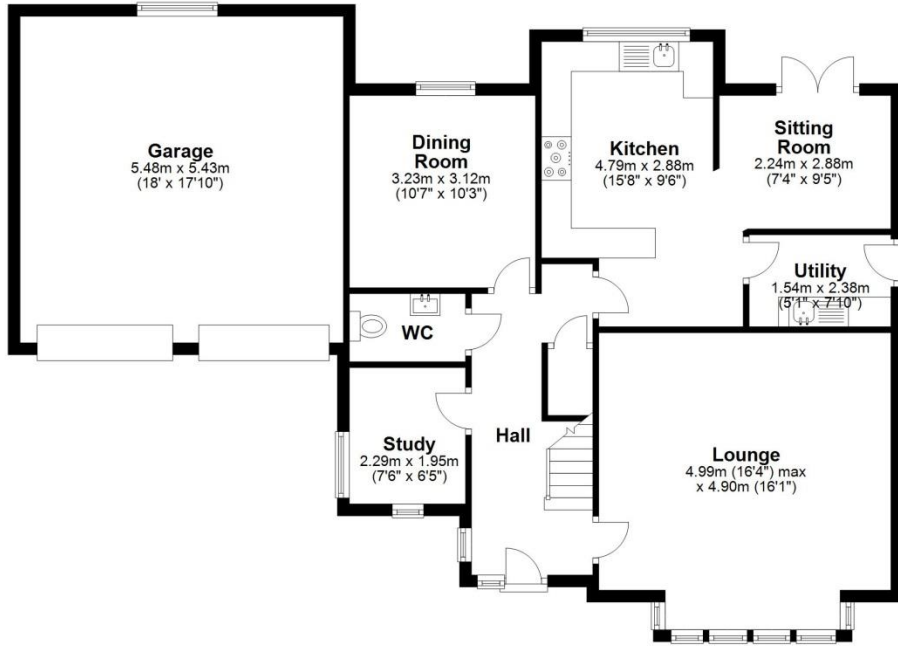
Sales
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email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505

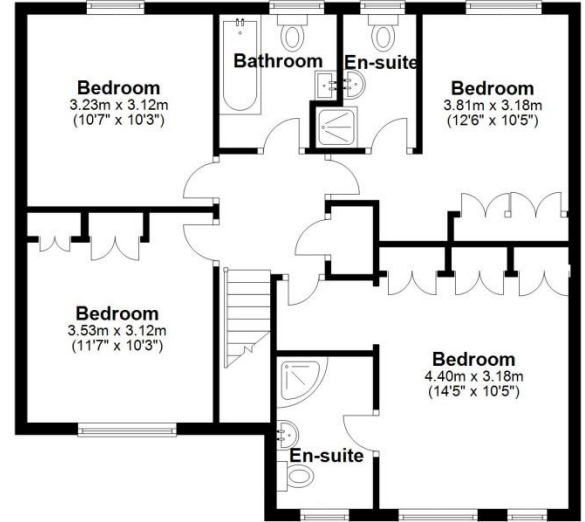
Ground Floor

Approx. 106.7 sq. metres (1148.2 sq. feet)



First Floor

Approx. 69.4 sq. metres (747.1 sq. feet)



Total area: approx. 176.1 sq. metres (1895.3 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band F
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 24 August 2023

