

# HARWOOD

## THE ESTATE AGENT

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

29 West Way, Shifnal, Shropshire, TF11 8GR



Offers in  
Excess of  
£260,000

**Excellently Positioned Three Bedroom Semi Detached Property with Driveway and Garden**  
Providing approximately 78.2 sq meters ( 841.5 sq feet ) of living space

Located within a highly desired and much sought after residential area, the property is positioned a short distance from the Shifnal high street offering a wealth of local shops, cafes, services and amenities. The local train station is also within walking distance, along with excellent local road network links including the M54 J4 is only a short drive away. Comprising: Hallway, ground floor wc, lounge, useful under stairs storage, modern fitted kitchen / dining room with integrated appliances, sky light windows affording a wealth of additional natural light and French doors opening onto the rear patio area. Main bedroom, two further good sized bedrooms, bathroom with bath and separate shower, gas central heating and double glazing. Driveway parking suitable for two vehicles, side gated access to the rear enclosed garden with patio and lawn area.

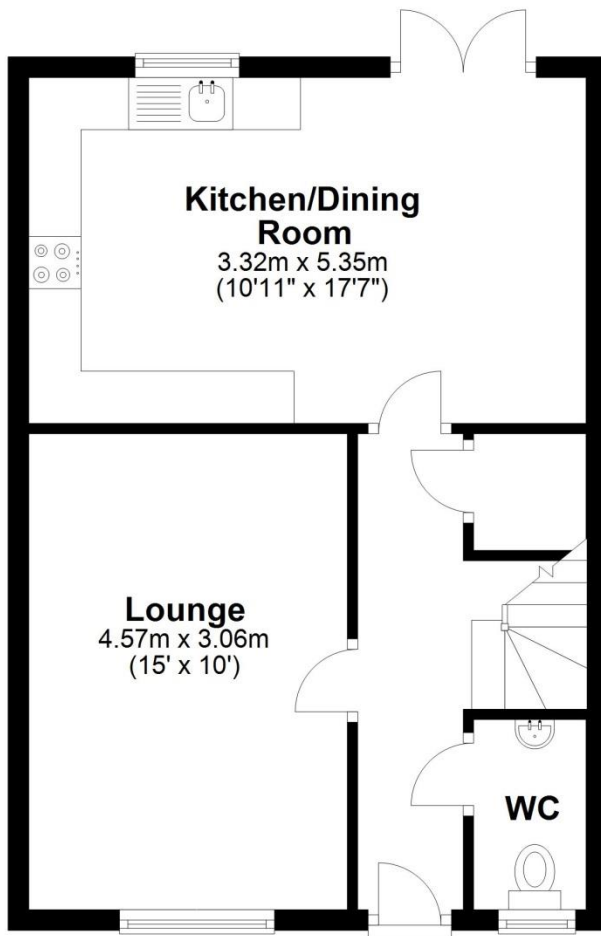
**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**

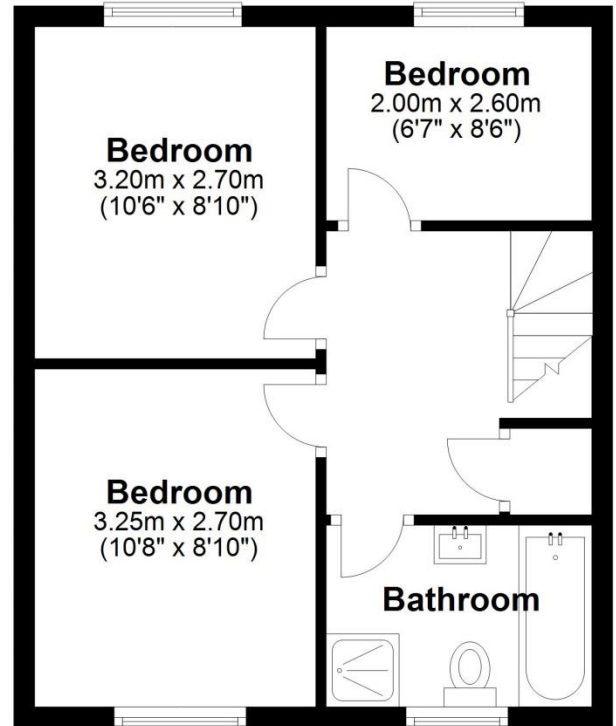
## Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band C</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<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.</b>
<b>Viewing Arrangements</b>	<b>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.</b>

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.