

HARWOOD

THE ESTATE AGENT

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

Crimond, King Street, Dawley, Telford, Shropshire, TF4 2AG



**Offers in
Excess of
£315,000**

**Excellently sized Three Bedroom Detached Property with garage, driveway and spacious enclosed gardens
Providing approximately 133.5 sq metres (1437.4 sq feet) of living space.**

Positioned on a very good sized plot and located a short distance from the Dawley high street providing local shops, amenities, the new Telford Langley School and within easy reach of the Telford Town Centre. Ground floor: Entrance porch, spacious hallway, lounge, separate dining room with French door opening onto the rear garden area, kitchen, pantry, store and ground floor wc. First floor: Main bedroom of excellent size, bedroom two also of excellent size and a third single bedroom. Family bathroom, separate wc, gas central heating and double glazing. Outside: Garage, front lawn area, enclosed with low wall and gated driveway. Side garden area leading to spacious enclosed rear garden. Huge potential and with No Upward Chain.

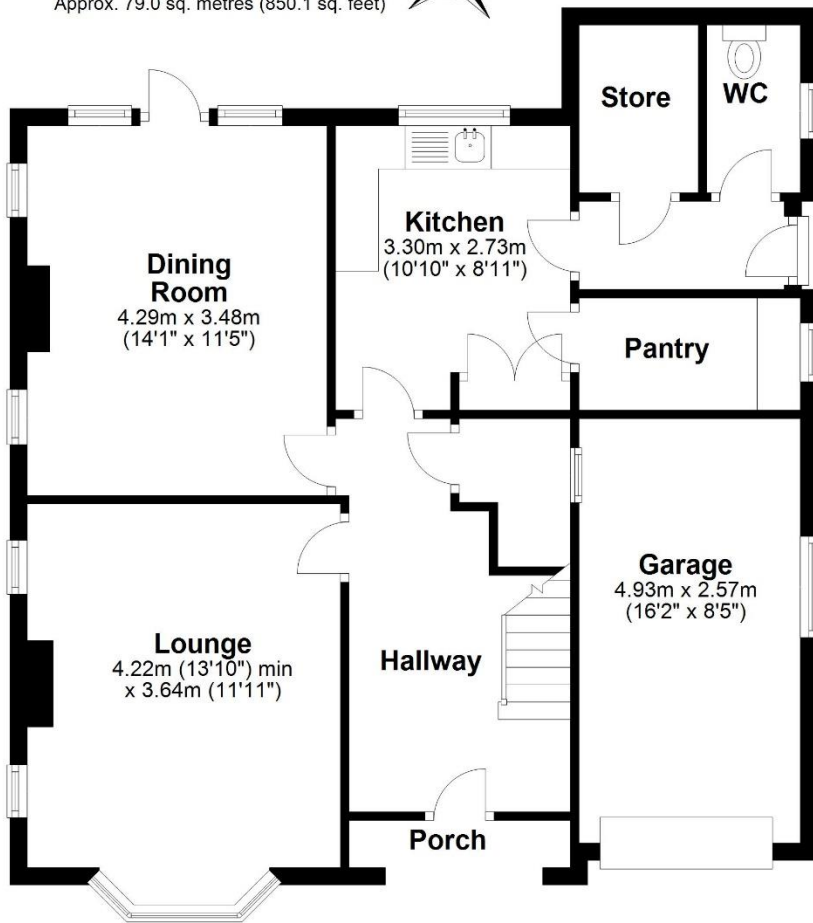
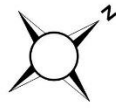
**Sales
01952 641111**

email: harwood@harwoodestates.com

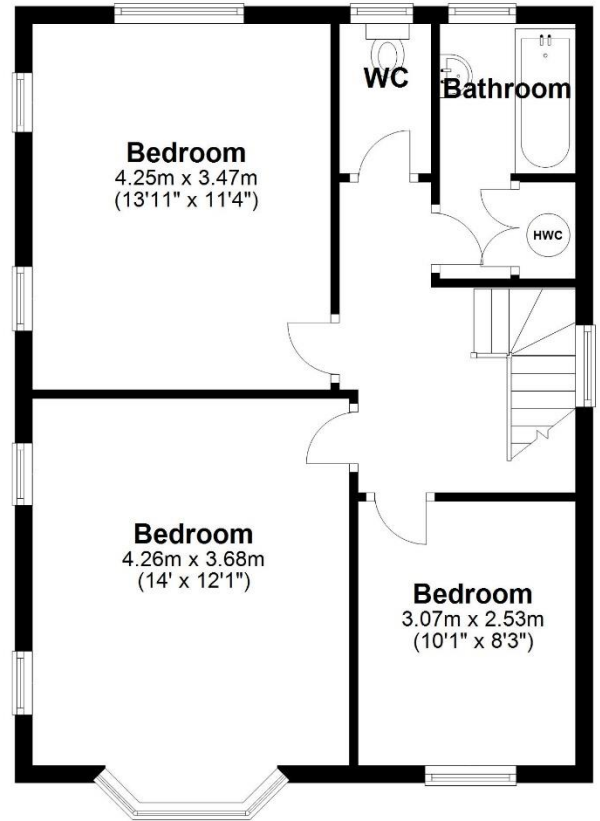
www.telfordestateagent.co.uk

**Lettings
01952 505505**

Ground Floor
Approx. 79.0 sq. metres (850.1 sq. feet)



First Floor
Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 133.5 sq. metres (1437.4 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 07 December 2023

