

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
29 Manor Road, Hadley, Telford, Shropshire, TF1 5PL



**Offers in  
Excess of  
£270,000**

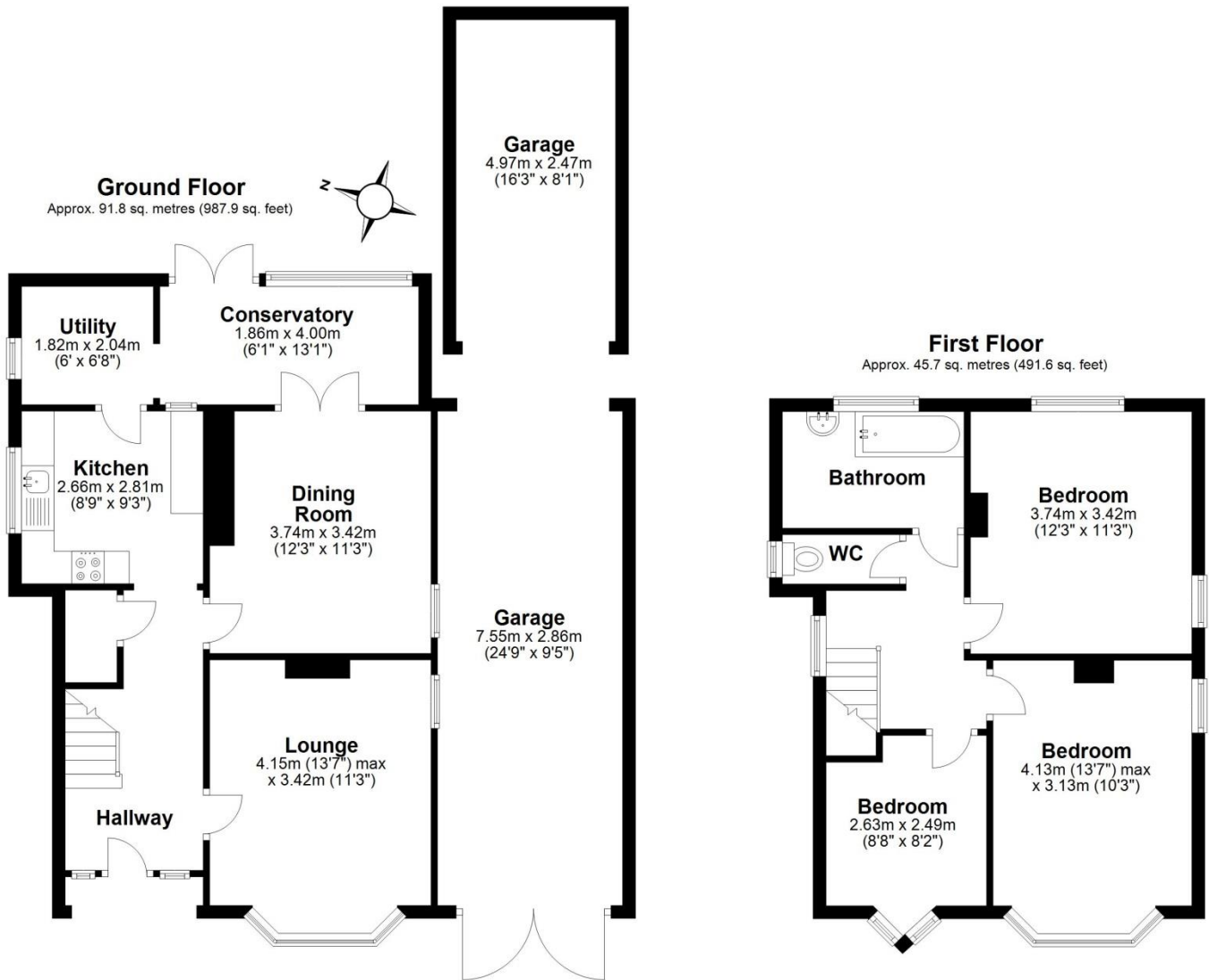
Excellent spacious corner plot Three Bedroom Detached Property with garage, driveway and enclosed garden Providing 137.5 sq meters ( 1479.6 sq ft ) of living accommodation. Within a short walking distance to local amenities, school, shops and excellent access to the local road networks. Ground floor: Hallway, lounge with feature fireplace and bay window, separate dining room with French doors leading into the conservatory, modern kitchen, utility, gas central heating and double glazing. First floor: Main bedroom of very good size second bedroom also of excellent size, a third single bedroom and bathroom. Block paved driveway with ample parking and garage with additional rear garage area. Garden to the front, side access leading to the rear large enclosed rear garden with patio, low picket style dividing fence leading onto large lawn area.



**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 137.5 sq. metres (1479.6 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.

Details prepared 20 April 2024

