

HARWOOD

THE ESTATE AGENT

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

100 Brandsfarm Way, Randlay, Telford, Shropshire, TF3 2JQ



Offers in
Excess of
£165,000

**A well positioned spacious Three Bedroom Terraced Property
Total living area of 87.5 sq mtrs (941.8 sq ft).**

Situated within a mature central located residential area with access to local shops and Schools, a short distance to the Telford Town Shopping Centre and the Southwater area with Restaurants, Bars and Cinema. Within easy reach of the A442, Telford Central Railway Station and the M54 Links.

Ground floor: Hallway, ground floor wc, lounge opening into the dining area and kitchen.

First floor: Three bedrooms, bathroom, gas central heating and double glazing. Garden area to the front of the property enclose with low level picket style fencing and rear enclosed garden.

The property is presently tenanted and offered with No upward chain.

**Sales
01952 641111**

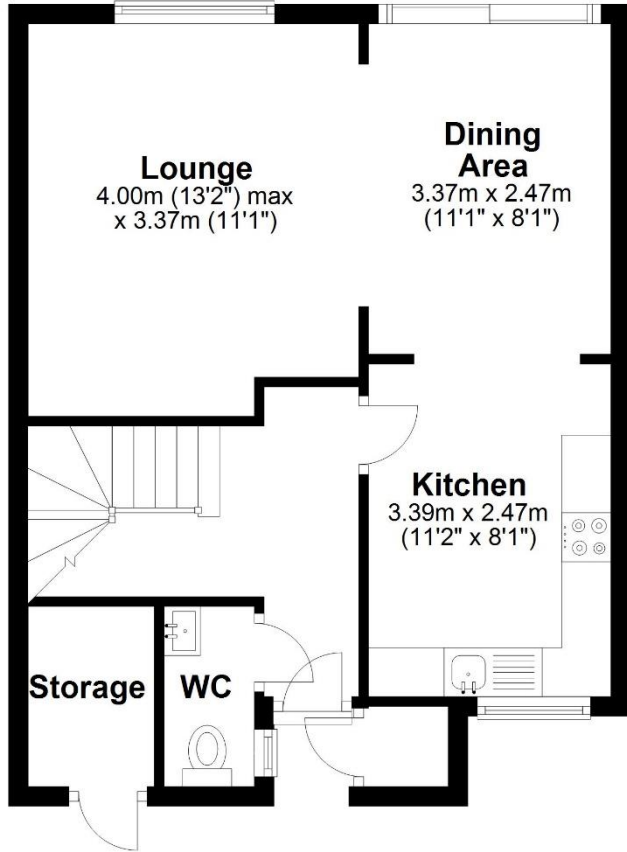
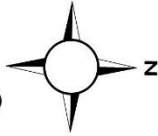
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

**Lettings
01952 505505**

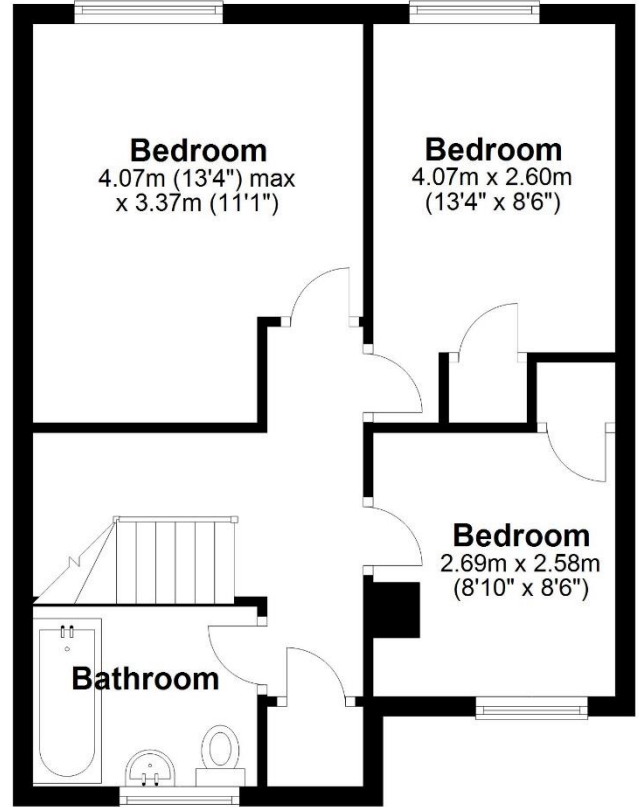
Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band A
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

16 January 2024

