

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
Woodfield, Ashley Road, St. Georges, Telford, Shropshire, TF2 9LF



Offers in the
Region Of
£450,000

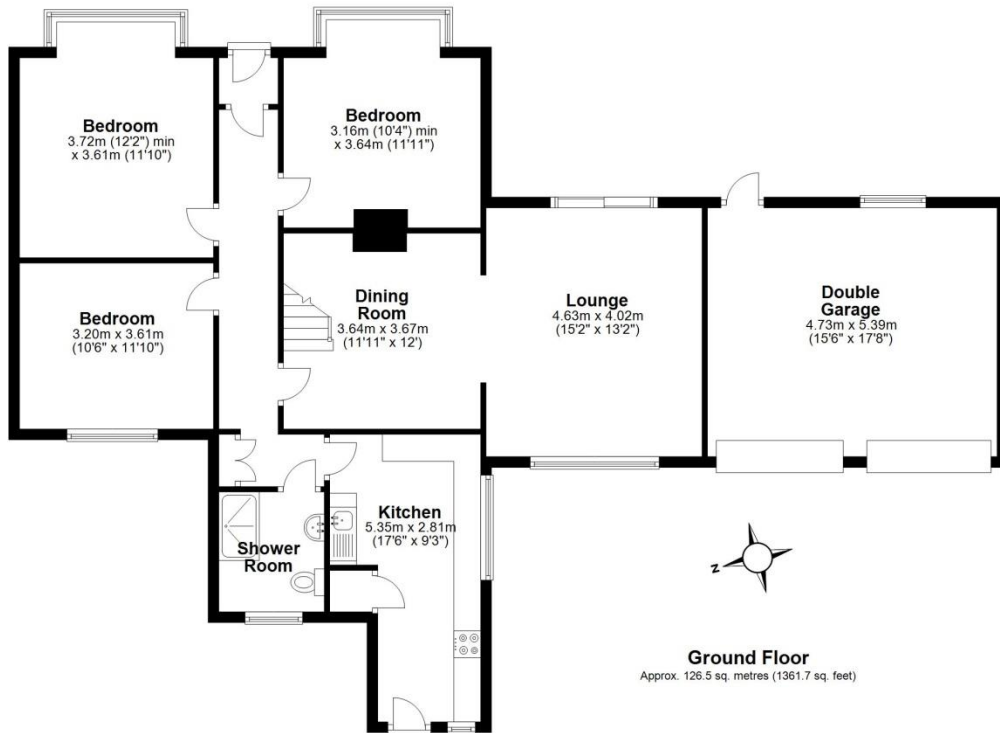
Wonderfully Spacious Four Bedroom Dormer Bungalow with double garage, ample parking and enclosed gardens Providing approximately 164.2 sq metres (1767.1 sq feet) of living space Situated within a much sought after location and within a short distance of Oakengates centre, Oakengates train station and Asda super store. The Telford Town Centre and Telford Train Station are also a short drive away.

Ground floor: Modern kitchen with integrated appliances, ground floor shower room, separate dining room, lounge with sliding patio doors opening onto the patio area, long hallway accessing three excellently sized bedrooms all on the ground floor level, gas central heating and double glazing. First floor: Spacious landing area, excellently sized bedroom with walk in wardrobe and separate bathroom. Outside: Private driveway leading to ample parking, double garage and garden area. Side garden area leading to the main enclosed private rear garden with patio and large lawn area.

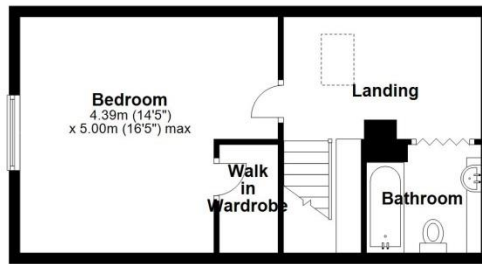
Sales
01952 641111

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

Lettings
01952 505505



First Floor
Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 164.2 sq. metres (1767.1 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 30 October 2023

