

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
25 Sunbury Drive, Trench, Telford, Shropshire, TF2 7EA



Offers in
Excess of
£225,000

A Three bedroom Detached Property with garage, driveway and rear enclosed garden Providing approximately 101.4 sq meters (1091.7 sq feet) of living space Excellently located within a well established residential area, a short distance to local shops, schools and amenities.

Ground floor: Hallway, lounge, dining room with sliding patio doors, galley style kitchen / breakfast room First floor: Very good sized main bedroom, guest room of good size and a third single bedroom. Shower room, gas central heating and double glazing. Outside: Block paviour driveway providing spacious parking, garage, side gated access to the rear enclosed garden with patio, mature shrubs and lawn area.



Sales
01952 641111

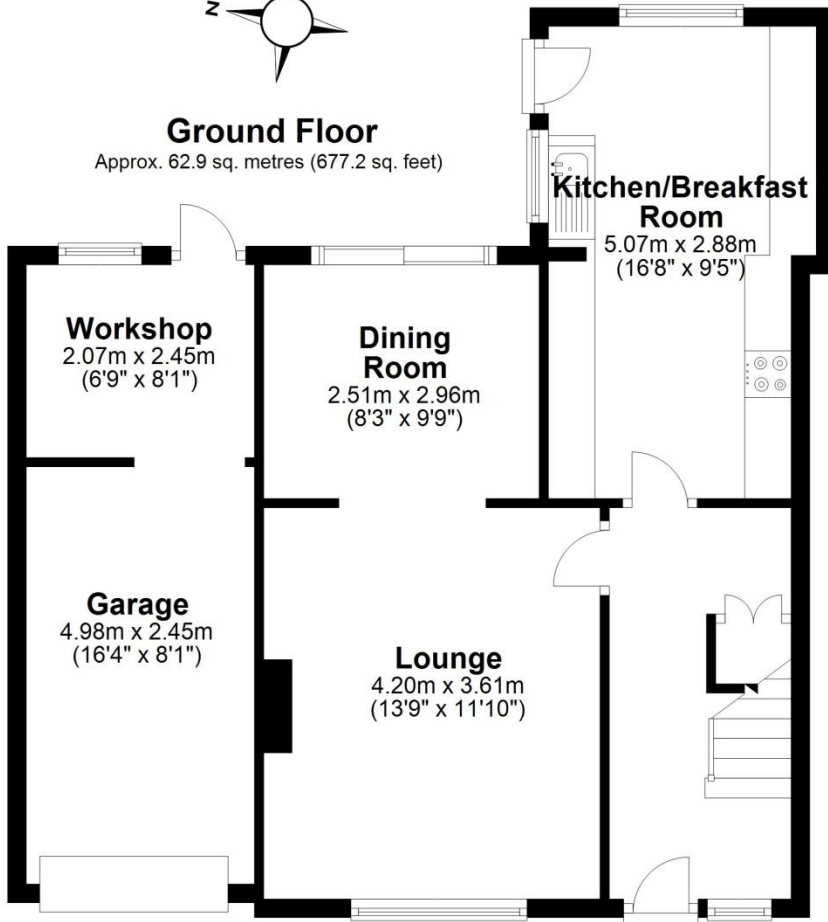
email: harwood@harwoodestates.com
www.telfordstateagent.co.uk

Lettings
01952 505505



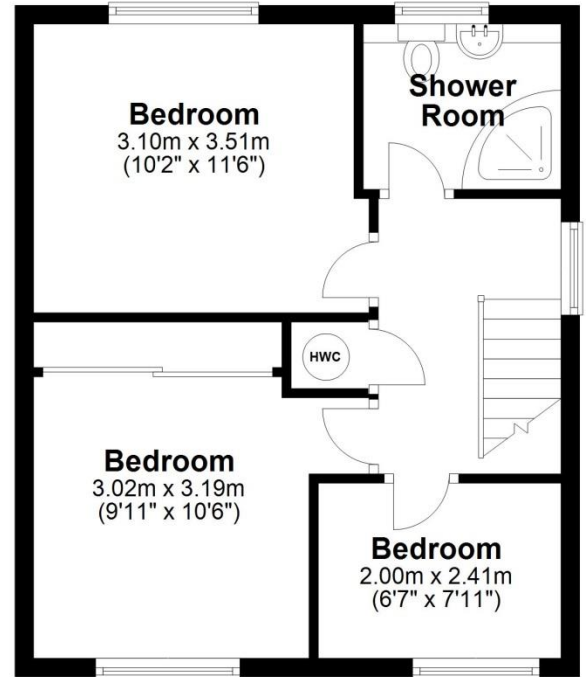
Ground Floor

Approx. 62.9 sq. metres (677.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.7 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

03 May 2024

