

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
25 Acer Close, The Rock, Telford, Shropshire, TF3 5DD



**Offers in
Excess of
£240,000**

Excellent located Three Bedroom Detached Property with Driveway, Garage and located on a corner plot position Providing approximately 97.5 sq metres (1049.4 sq feet) Situated within a much sought after residential area, perfectly located for the Telford Town Centre, Telford Train Station, M54 link and local road network connections. The property has great potential offering versatile living accommodation.

Comprising: Hallway, spacious lounge with feature fire place, separate dining room, integrated modern kitchen, conservatory, gas central heating and double glazing. First floor: Main bedroom with built in wardrobes, second bedroom of good size with built in wardrobe, third single bedroom and family bathroom Driveway, garage and side gated access leading to enclosed garden, lawn and patio area.

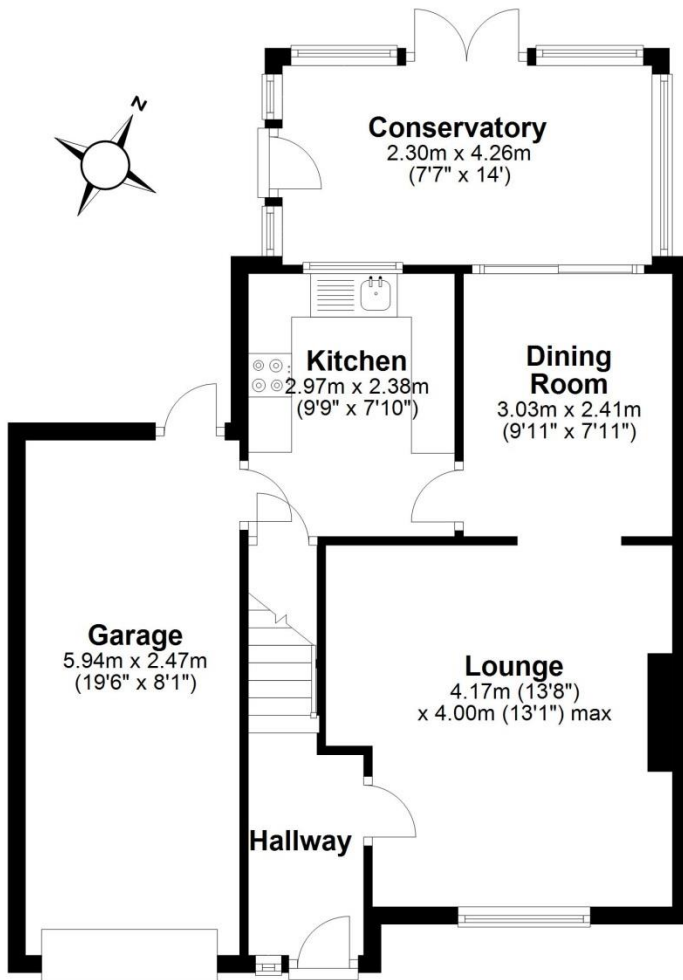
Sales
01952 641111

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

Lettings
01952 505505

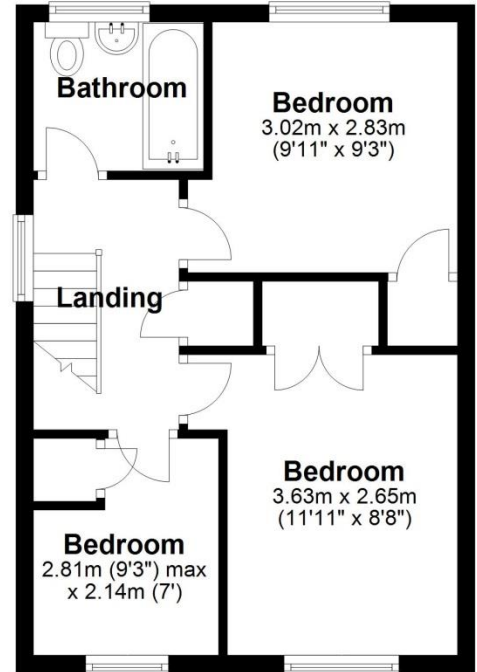
Ground Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 97.5 sq. metres (1049.4 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

15 June 2023

