

17 Elm Way, Trench, Telford

TF2 6RS



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>For energy efficiency - higher is better</small>			
<small>For environmental impact - lower is better</small>			
<small>Not energy efficient - higher is better</small>			
<small>Not environmentally friendly - higher is better</small>			

England & Wales EU Directive 2002/91/EC



**£140,000
Region**

Superbly spacious extended four bedroom semi detached house that is located on a popular residential estate offering excellent family accommodation. The property comprising of 23 ft lounge / dining room, kitchen, conservatory, four bedrooms, (one with en-suite wc), family bathroom and garage. The property also has the benefit of a good sized plot with extensive driveway frontage, rear gardens, gas central heating and double glazing. **NO UPWARD CHAIN & INTERNAL INSPECTION RECOMMENDED.**



(All measurements are approximate).

Awaiting floor plan

Tenure Awaiting Confirmation

Council Tax Awaiting Confirmation

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 anytime. 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 04-03-2011

