

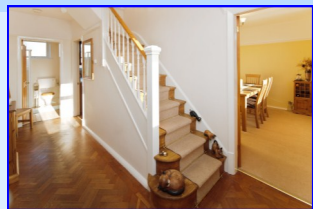
4 The Villas, Allscott, Telford

TF6 5EJ



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Not energy efficient - lower running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
55-65 (A)		55-65 (A)	
45-55 (B)		45-55 (B)	
35-45 (C)		35-45 (C)	
25-35 (D)		25-35 (D)	
15-25 (E)	50	15-25 (E)	43
5-15 (F)		5-15 (F)	
1-5 (G)		1-5 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC



**£235,000**  
**Region**

**Internal inspection is essential for this well presented and much improved spacious four bedroom semi detached house occupying a fantastic sized plot located in a highly sought after village location. The property offers excellent family accommodation including entrance hall, 19ft lounge with multi fuel burning stove, dining room, kitchen, 19ft conservatory, ground floor shower room, four good sized bedrooms and a refitted family bathroom with separate shower cubicle. The property benefits extensive driveway, carport, front and rear gardens with views over open fields.**





**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.**

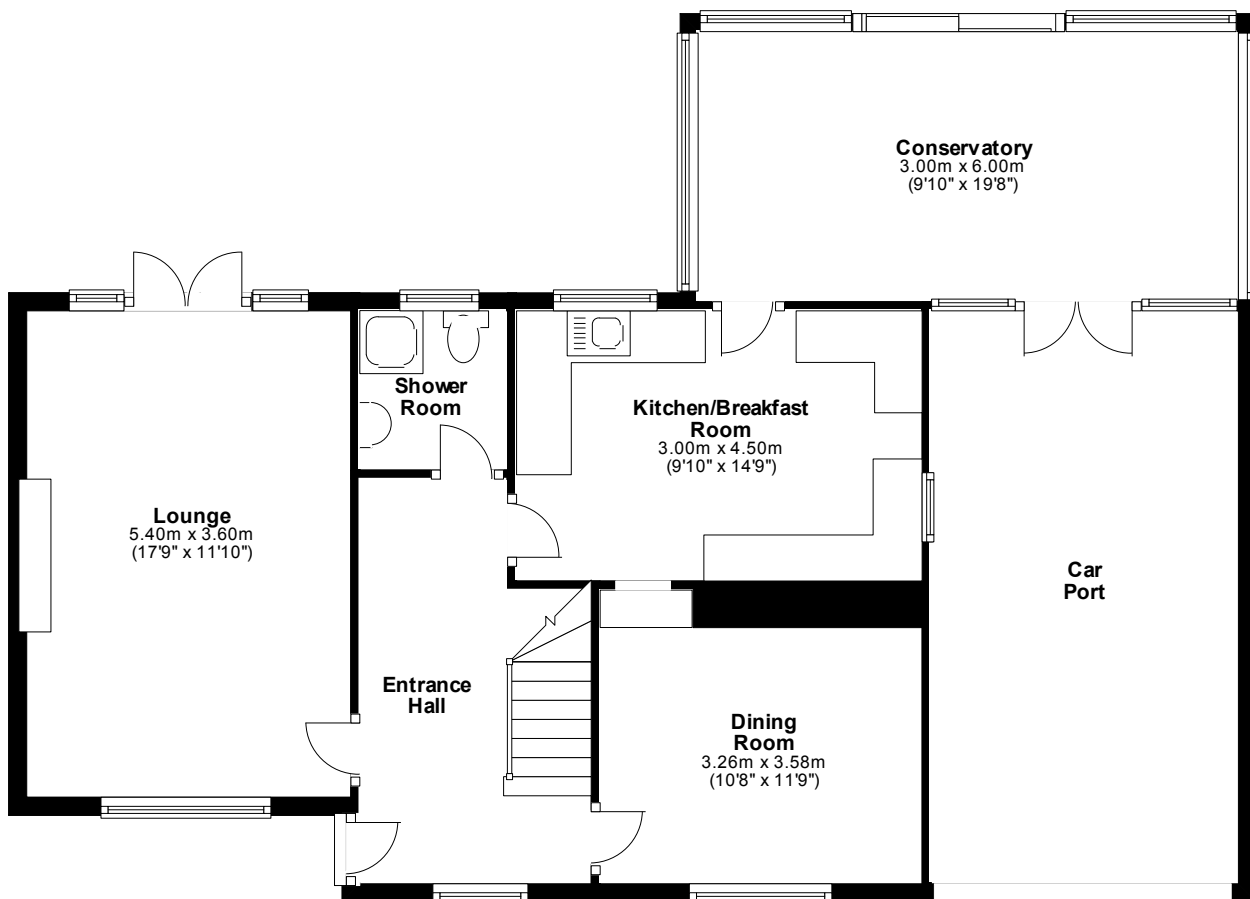
**Viewing Arrangements**  
**by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at anytime. If you do encounter an answer phone please leave a message for a staff member to return 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 01-02-2012

### Ground Floor

Approx. 97.6 sq. metres (1050.6 sq. feet)



### First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)

