

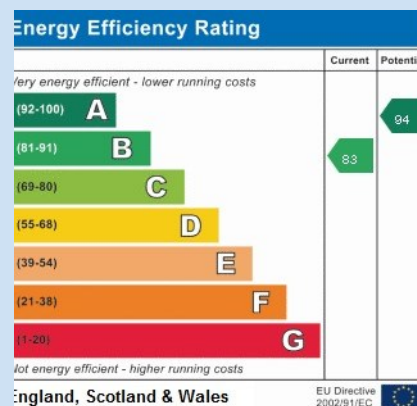
9 William Ball Drive, Horsehay TF4 2SQ



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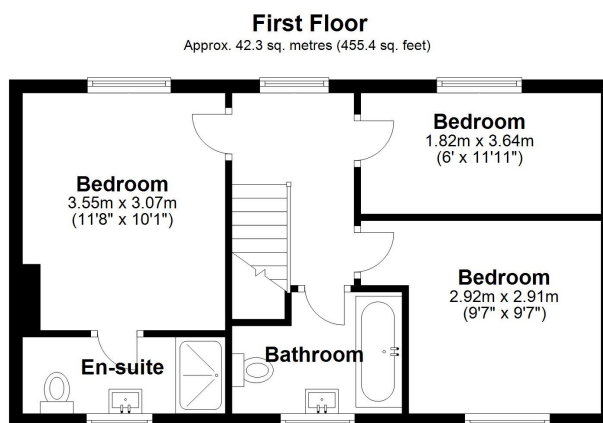
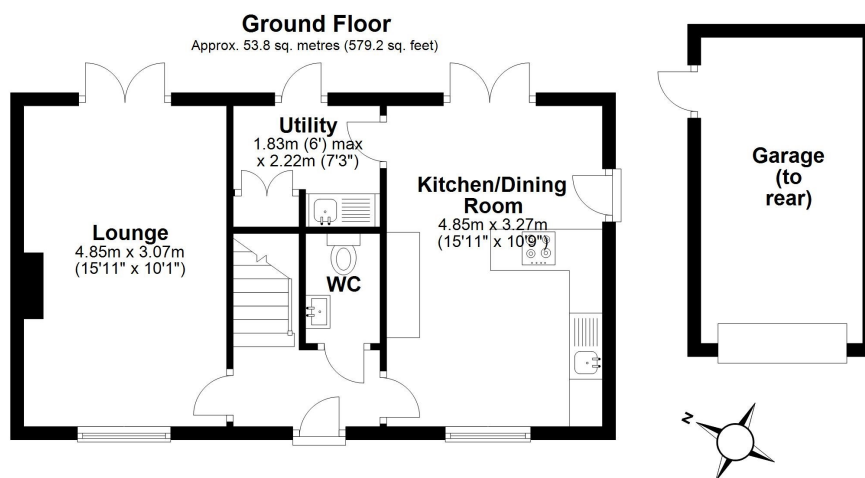
Located on a small development of just thirteen houses and within easy reach of many local amenities.

The accommodation includes entrance hall with W.C., spacious lounge with doors out to rear, kitchen/diner and adjacent utility. The first floor offers three bedrooms (the main bedroom benefits from its own en-suite shower room) plus family bathroom. Driveway parking, single garage and good sized garden to the rear with lawn and patio area. Just ten minutes from Telford Town Centre, Telford Central Station and the M54 motorway.









Total area: approx. 96.1 sq. metres (1034.6 sq. feet)

Tenure 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 none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 25th April 2022