

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

59 Regent Street, Wellington, Telford, Shropshire, TF1 1PE



**Offers in  
Excess of  
£240,000**

Excellently presented Four Bedroom Semi-Detached character rich property with garage and large garden. Providing approximately 169.2 sq metres ( 1821.2 sq feet ) of living space A short walk into the historical local Wellington market town with a wealth of shops, amenities and facilities. The Wellington train station, local Schools, main road network and M54 link are all nearby.

Comprising: Through hallway, high ceilings, open plan spacious dining area / lounge with feature fireplace and patio doors opening onto the rear patio area, excellently spacious breakfast area and modern kitchen, cellar/basement, gas central heating and double glazing. First floor: Main bedroom of excellent size with high ceilings feature ornate fireplace, second bedroom also of great size and a third good size single bedroom. Family shower room, separate wc and staircase rising to second floor. Second floor: Excellently sized loft bedroom with separate bathroom perfectly ideal for a guest en-suite room Garage is located opposite the property, front enclosed decorative shale garden, side gated access leading to the rear enclosed long garden, ideal for relaxation and entertaining with patio area, decorative shale area, lawn, mature borders and trees.

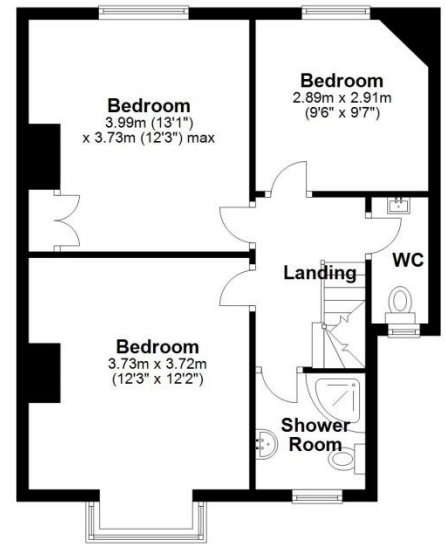
**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

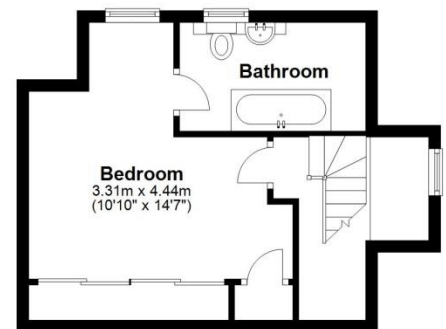
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

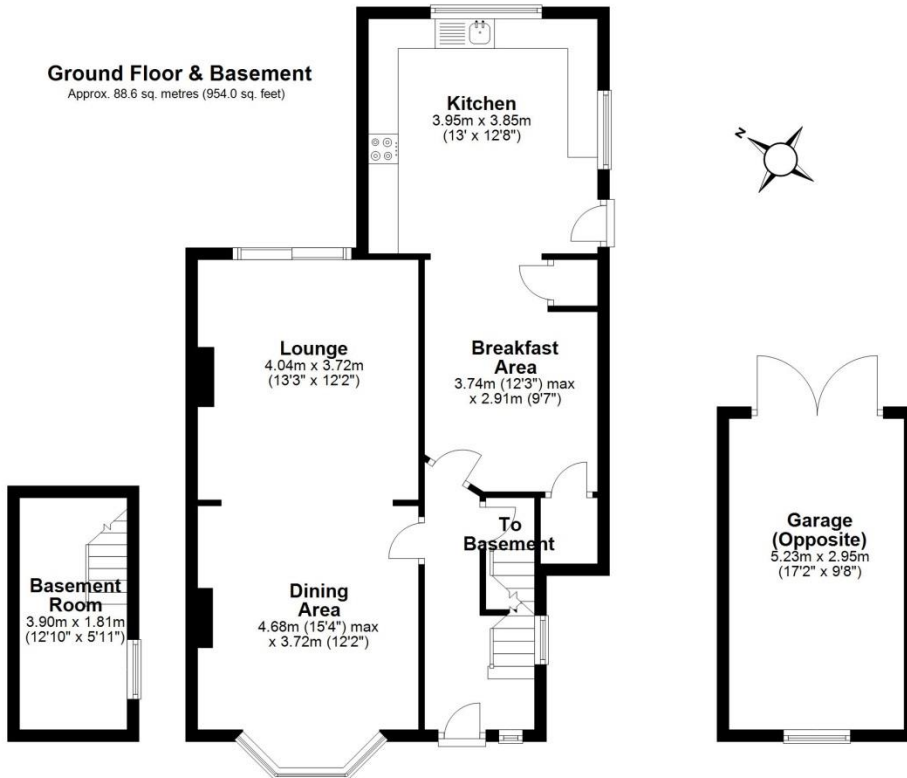
**First Floor**  
Approx. 50.3 sq. metres (541.2 sq. feet)



**Second Floor**  
Approx. 30.3 sq. metres (326.0 sq. feet)



**Ground Floor & Basement**  
Approx. 88.6 sq. metres (954.0 sq. feet)



Total area: approx. 169.2 sq. metres (1821.2 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band C</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<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.</b>
<b>Viewing Arrangements</b>	<b>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.</b>

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 07 July 2023

