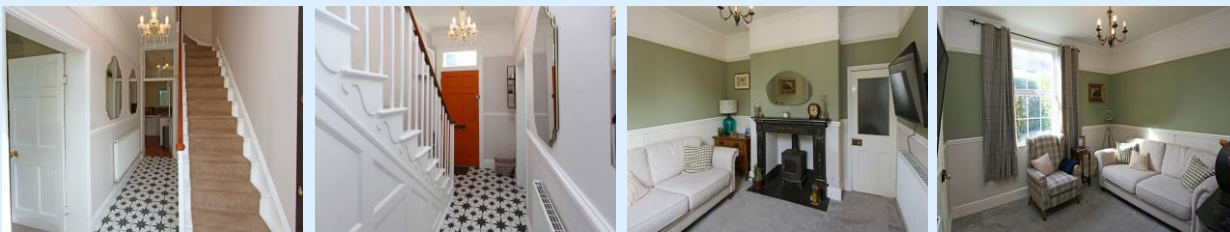


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
11 Mill Bank, Wellington, Telford, Shropshire, TF1 1RZ



**Offers in
Excess of
£245,000**

A brilliantly sized wonderfully presented Three Bedroom Semi Detached Character rich property with enclosed long rear garden and parking Providing approximately 105.1 sq. meters (1131.0 sq. Feet) of living space Situated, within excellent access to the Wellington market town, offering a wealth of local shops, cafes, and facilities. Nearby is also the Princess Royal Hospital, the Wellington railway station and local schools.

Ground floor: Hallway, lounge, spacious kitchen/breakfast room, sun room, gas central heating and double glazing.

First floor: Two excellently sized bedrooms and family bathroom with shower over the bath

Second floor: Spacious third bedroom Outside: Long rear enclosed garden, block paviour patio, lawn area and rear gated access to the parking area.

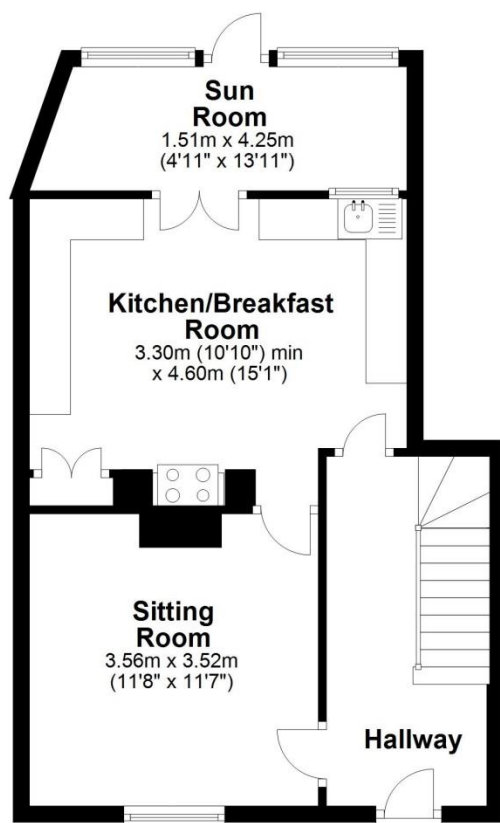
Sales
01952 641111

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

Lettings
01952 505505

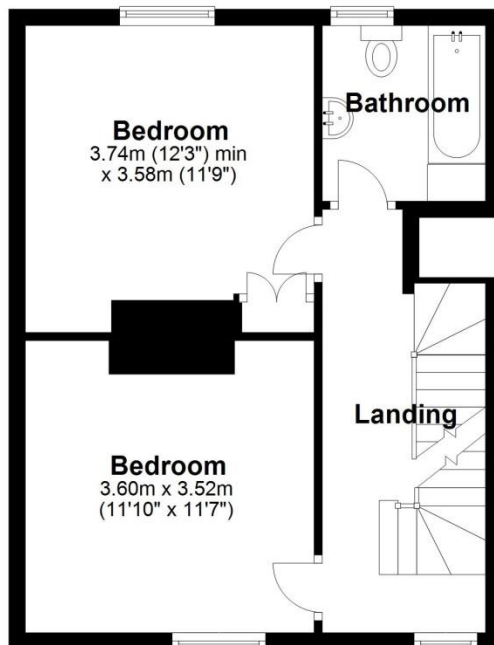
Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



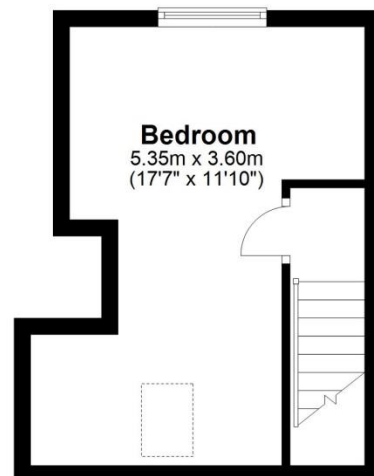
First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Second Floor

Approx. 19.2 sq. metres (206.3 sq. feet)



Total area: approx. 105.1 sq. metres (1131.0 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
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 10 October 2023

