

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
2 Windsor Road, Arleston, Telford, Shropshire, TF1 2PD



**Offers in  
Excess of  
£140,000**

A Two Bedroom Semi Detached Property with ample parking and spacious garden area Providing approximately 61.8 sq metres ( 665.5 sq feet ) of living space located on the edge of the historical Wellington Market Town with a wealth of Shops, amenities and facilities, the Wellington railway station, Princess Royal Hospital, local schools and the Telford college are all near by. Ground floor: Reception hallway, lounge, kitchen and small store area First floor: Main bedroom of good size, second bedroom also of good size and bathroom Outside: Block paviour driveway and side access leading to rear enclosed good sized garden.



**Sales**  
**01952 641111**

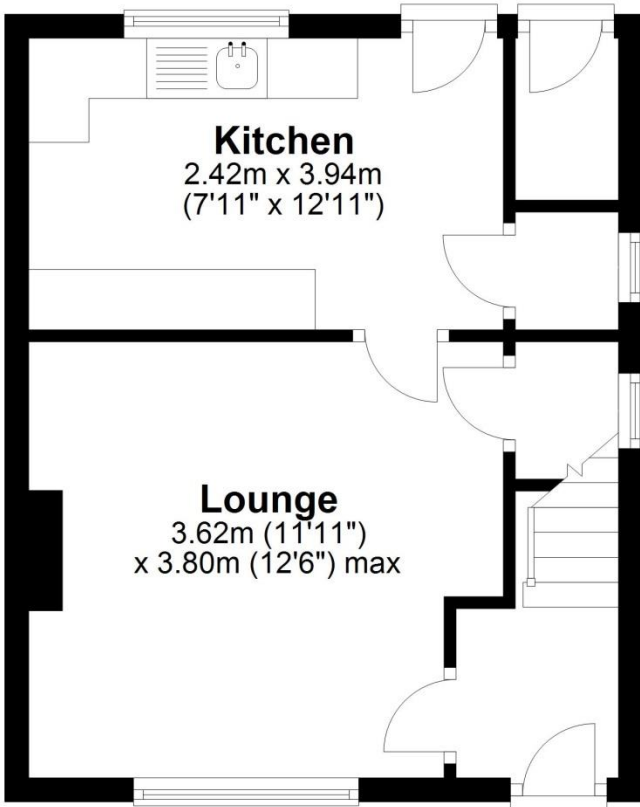
**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**



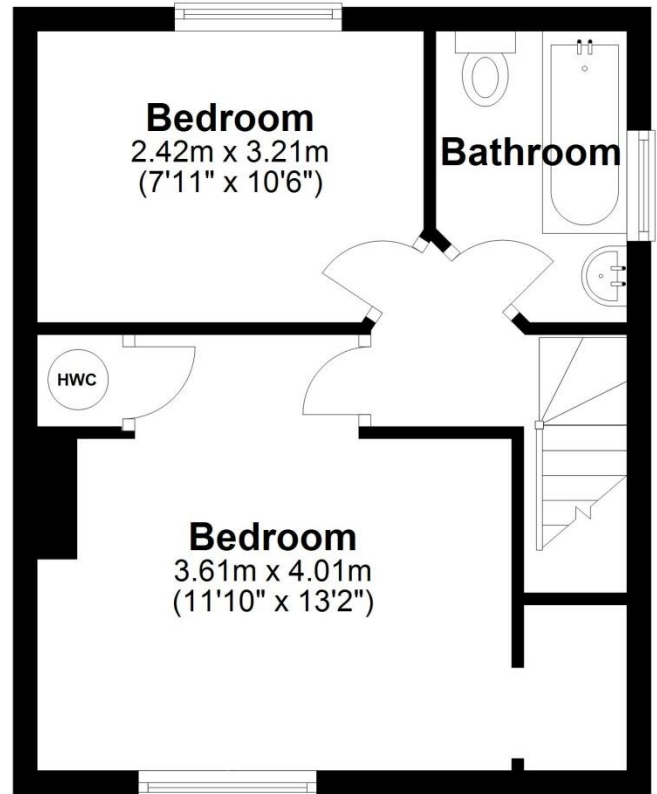
## Ground Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



## First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band A
<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

26 March 2024

