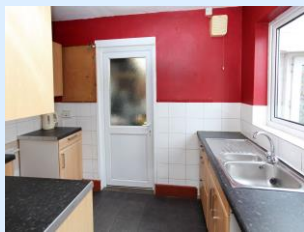


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
39 Ercall Gardens, Wellington, Telford, Shropshire, TF1 1RD



Offers in the
Region Of
£190,000

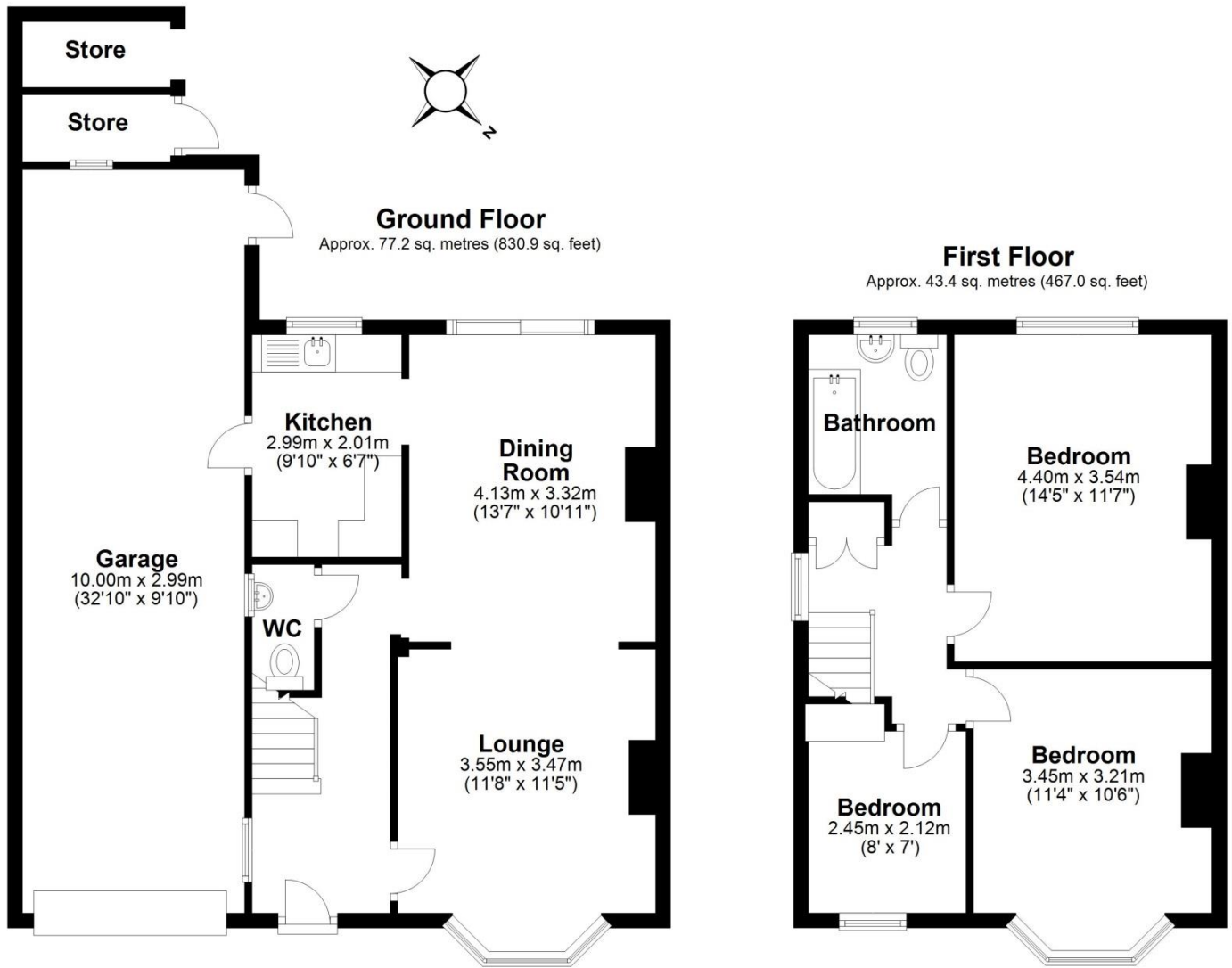
Three Bedroom Semi Detached property with Driveway, Garage and enclosed rear garden. Providing approximately 120.6 sq meters (1297.9 sq ft) of living accommodation Situated within a much sought after maturing residential area, a short walk into the historical local Wellington Market Town with a wealth of shops, amenities and facilities. Access to the local main road network, M54 link, local schools, Wellington Railway Station and the Princess Royal Hospital is also nearby.

Ground floor: : Hallway, ground floor wc, lounge with bay window and feature fireplace, opening into the dining room with feature fireplace, log burning stove, sliding patio doors and leading into the kitchen area. First floor: Main bedroom of excellent size, bedroom two also of good size with bay window, third single bedroom, bathroom, gas central heating and double glazing. Outside: Block paved driveway, tandem length garage with store outbuilding and excellently sized enclosed rear garden area. No Upward Chain.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 120.6 sq. metres (1297.9 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

21 November 2023

