

# HARWOOD

## THE ESTATE AGENT

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

24 Telford Road, Wellington, Telford, Shropshire, TF1 2EL



Offers in  
Excess of  
£300,000

Spacious and well positioned Three Bedroom Semi Detached Property with garage, driveway, gardens and huge potential. Providing 130.1 sq meters ( 1400.3 sq ft ) of living accommodation.

The Property is located just off the Holyhead Road, positioned within a much sought after and desirable area. A short drive or walk into the historical Wellington market town offering a wealth of shops, local amenities and library. The Princess Royal Hospital, railway station, local schools, main road network and M54 J7 access is all nearby.

Ground floor: Through hallway, open plan excellently spacious lounge and sitting room with sliding patio doors opening onto the rear garden area. Kitchen with open plan dining area, pantry store area and ground floor wc.

First floor: Primary bedroom of excellent size, guest bedroom equally of impressive size and a third single bedroom. Shower room, separate wc, gas central heating and wooden single glazing. Driveway with ample parking, garage, garden area to the front, side access to the rear enclosed garden with mature shrub borders, lawn and patio area.

No Upward Chain

**Sales**  
**01952 641111**

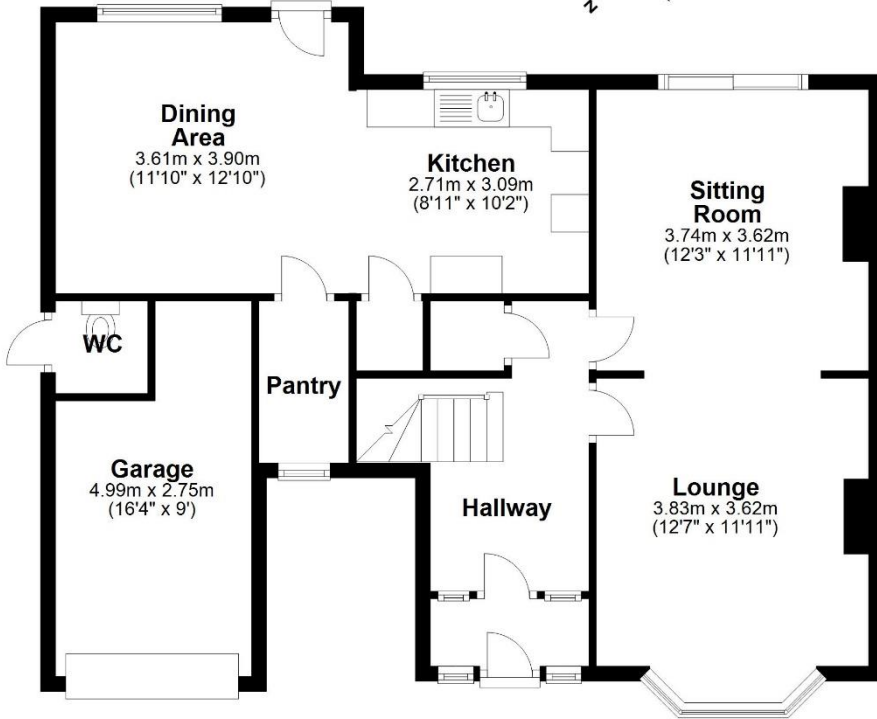
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

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

**Lettings**  
**01952 505505**

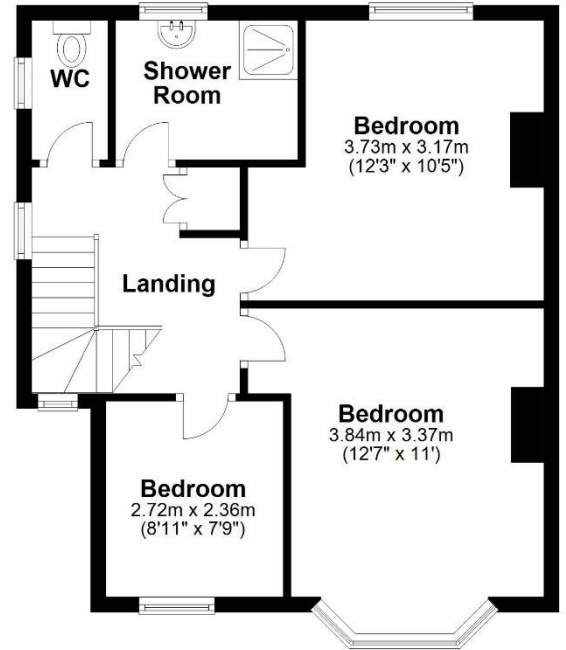
## Ground Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



## First Floor

Approx. 49.4 sq. metres (532.3 sq. feet)



Total area: approx. 130.1 sq. metres (1400.3 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 20 March 2024

