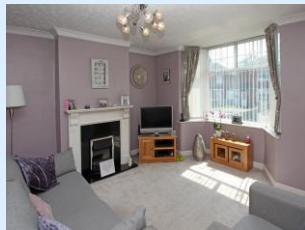


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
1 Nevil Road, Wellington, Telford, Shropshire, TF1 3DE



Offers in the
Region Of
£200,000

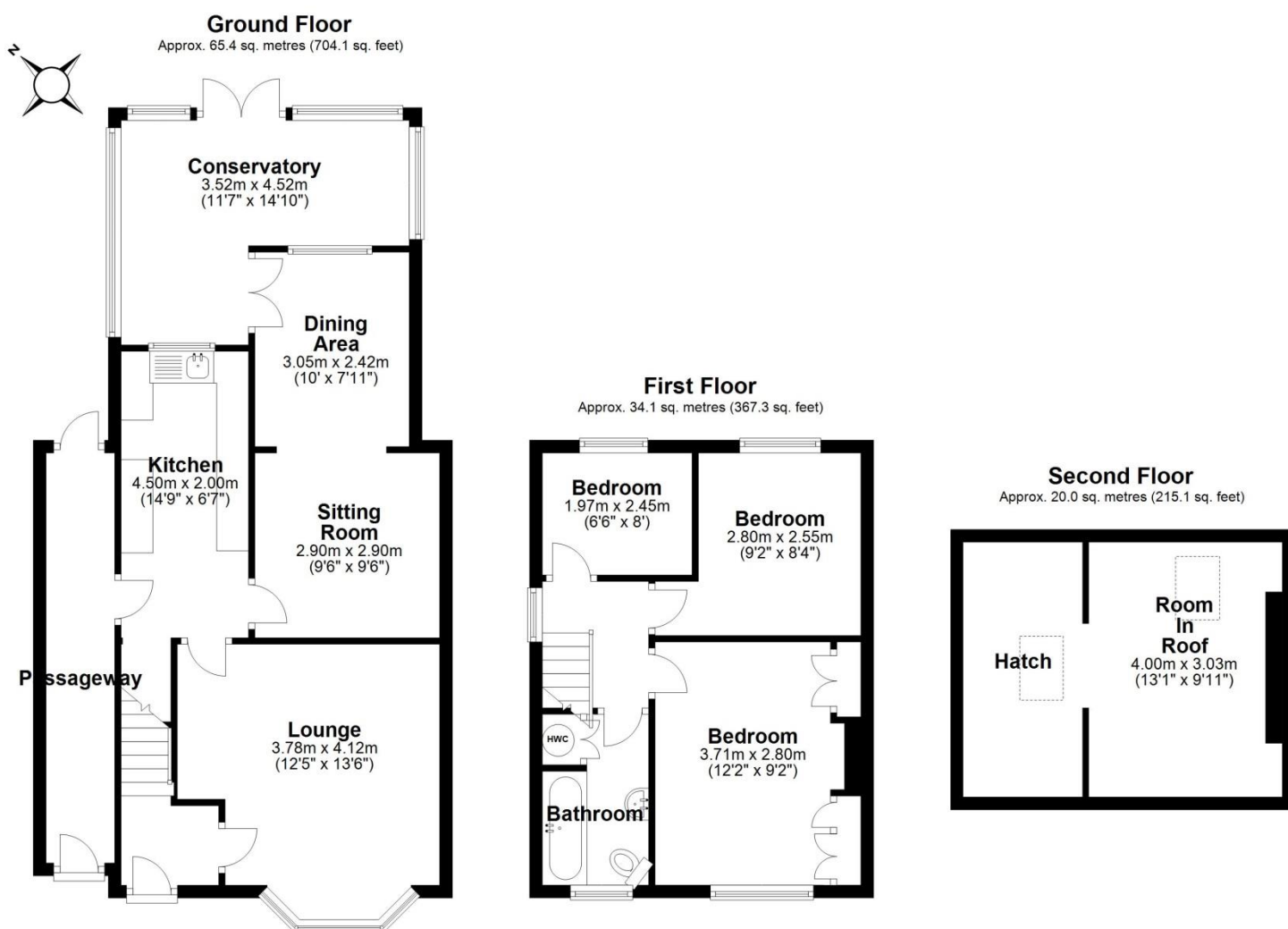
Wonderfully presented Spacious Three Bedroom Semi Detached Property. Providing approx 119.5 sq mtr (1286.5 sq ft of living accommodation). Situated within a mature and popular residential area, a short distance to the Wellington Market Town offering a variety of local shops, facilities and amenities. Perfectly placed for St Patrick's Primary School, Wrekin View Primary School, and the Charlton School. Local Supermarkets and the Princess Royal Hospital are a short drive away, with excellent access to the local main road network and M54 links.

Comprising: Entrance hallway, lounge, sitting room, dining area, modern kitchen and conservatory. First floor: Main bedroom with feature ornate fireplace and built in wardrobes, bedroom two of very good size, third single bedroom, family bathroom with shower over the bath, gas central heating and double glazing. There is also access to the loft which has the potential to be utilised as a room with sky light window. Driveway with parking suitable for a number of vehicles, side access leading to excellently sized the rear enclosed garden with patio and lawn area.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 119.5 sq. metres (1286.5 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 15 June 2023

