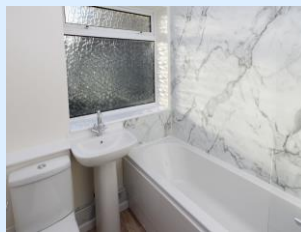


# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
16 Melrose Gardens, Wellington, Telford, Shropshire, TF1 2BH



**Offers in  
Excess of  
£250,000**

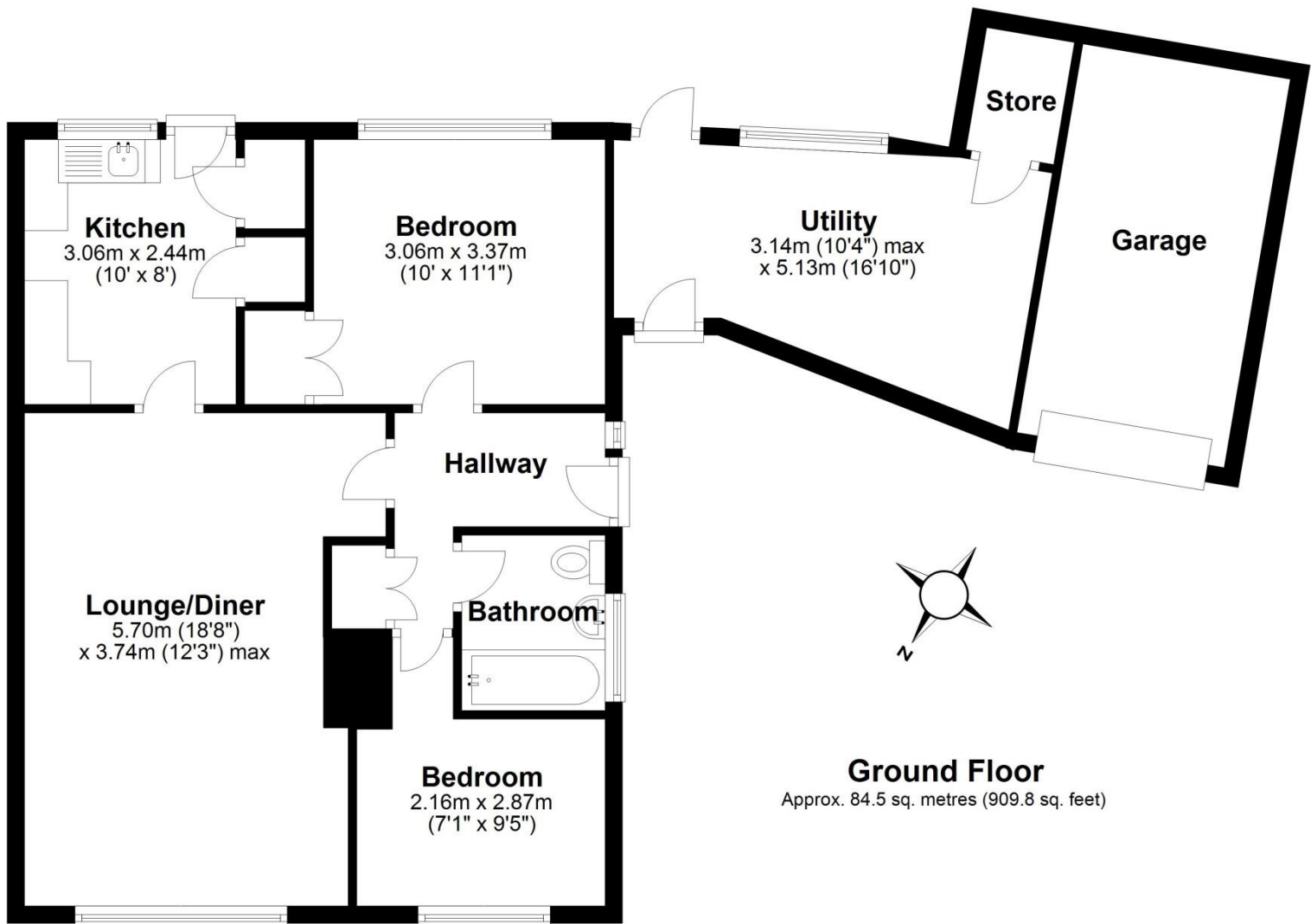
Excellent located Two Bedroom Detached Bungalow with garage, driveway and rear enclosed garden Providing approximately 84.5 sq meters ( 909.8 sq Feet ) of ground floor living space Located off the Haygate Road, within a short walk into Wellington market town, providing a wealth of shops, amenities and facilities. The Princess Royal Hospital is also near by, great access to the local main road network, M54 link, local schools and the Wellington railway station. Comprising: Hallway, spacious lounge/diner, modern newly fitted kitchen, main bedroom with built in wardrobe, bedroom two of good size, bathroom, gas central heating and double glazing. Utility area, store and garage. Driveway with ample parking, decorative shale garden area to the front, access leading to the rear enclosed garden with patio and lawn area. No Upward Chain



**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 84.5 sq. metres (909.8 sq. feet)

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

10 November 2023

