

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
23 Station Road, Admaston, Telford, Shropshire, TF5 0AW



Offers in
Excess of
£300,000

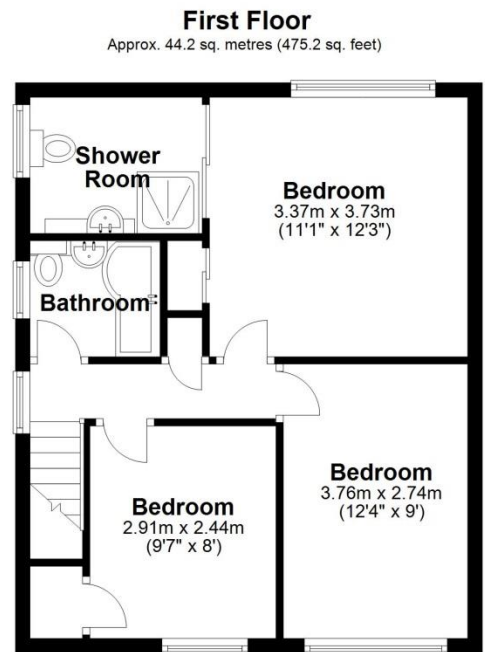
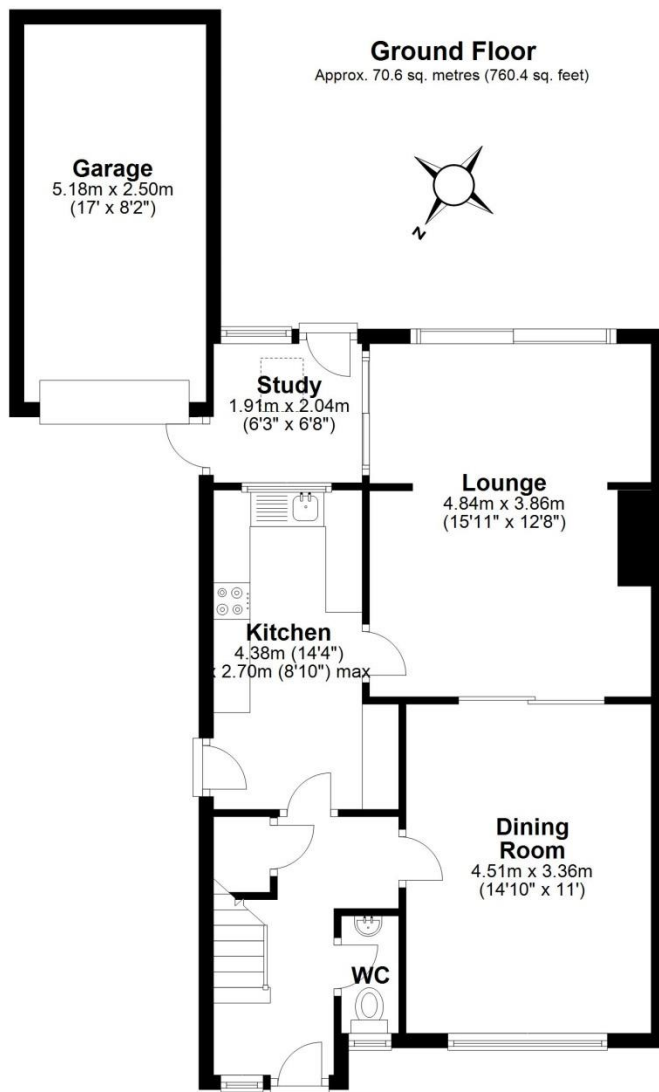
Excellent spacious, well positioned and super Versatile Three Bedroom Detached property with en-suite, driveway and enclosed garden area Situated within a much sought after area, with local shops and a short drive into the historical local Wellington market town with a wealth of Shops, amenities and facilities. The new medical centre is very near by and the Princess Royal Hospital is also a short drive away along with local schools, the Railway Station and M54 link.

Ground floor: Hallway, ground floor wc, large lounge, spacious extended separate dining room, study area, modern integrated kitchen. First floor: Main bedroom with built in wardrobe and en-suite shower room, excellently sized guest bedroom and good sized third bedroom, main modern bathroom with shower over the bath, gas central heating and double glazing. Outside area: Spacious driveway parking suitable for a number of vehicles, detached garage, garden area, side gated access leading to spacious rear private garden.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 114.8 sq. metres (1235.6 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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 30 April 2024

