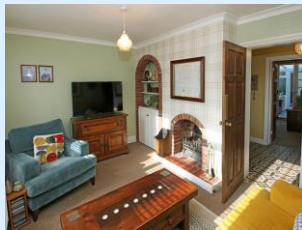


# HARWOOD

## THE ESTATE AGENT

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

60 Admaston Road, Wellington, Telford, Shropshire, TF1 3NW



Offers in  
Excess of  
£350,000

Beautifully modernised, perfectly presented Spacious, Extended Three bedroom Semi Detached Property with driveway and enclosed rear garden Providing approximately 175.1 sq metres ( 1884.6 sq feet ) of exceptional versatile living space Located within a highly sought after residential area with excellent access to the main road network, local shops and a short drive to the Shawbirch medical centre, the Princess Royal Hospital and the historical local Wellington Market Town with a wealth of Shops, amenities and facilities. Ground floor: Reception hallway, lounge with feature open fireplace, sitting room with feature log burner ideal as a quiet peaceful reading room or central home study, ground floor wc, utility area and conservatory. Open plan kitchen area leading to expansive family/dining room with French doors opening onto the rear garden area. First floor: Excellently spacious primary bedroom with en-suite shower room and dressing area. Guest bedroom of very good size, third bedroom also of very good size, family bathroom with role top bath and separate shower. Gas central heating and double glazing. Outdoors: Driveway suitable for a number of vehicles, garage, low maintenance rear enclosed garden, all on one level with expansive patio area, decorative shale, summer house and pergola seating area.

**Sales**  
**01952 641111**

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

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

**Lettings**  
**01952 505505**



Total area: approx. 175.1 sq. metres (1884.6 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 09 March 2024

