

# HARWOOD

## THE ESTATE AGENT

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

38 Ercall Lane, Wellington, Telford, Shropshire, TF1 2DY



**Fixed**  
**£570,000**

Incredibly spacious and excellently positioned Three Bedroom Detached Property with triple garage, driveway and gardens. Providing 198.9 sq meters ( 2141.2 sq ft ) of living accommodation. Elegantly presented the Property was previously a four bedroom detached and is located on the Ercall lane, with easy access to the Wrekin and surrounding countryside area ideal for walking, hiking and cycling. 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, Wellington railway station, local schools, main road network and the M54 link is also nearby.

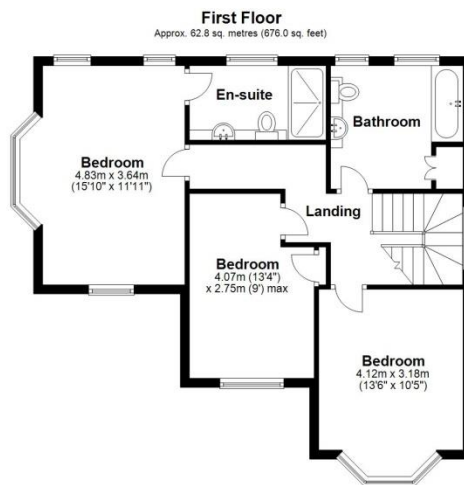
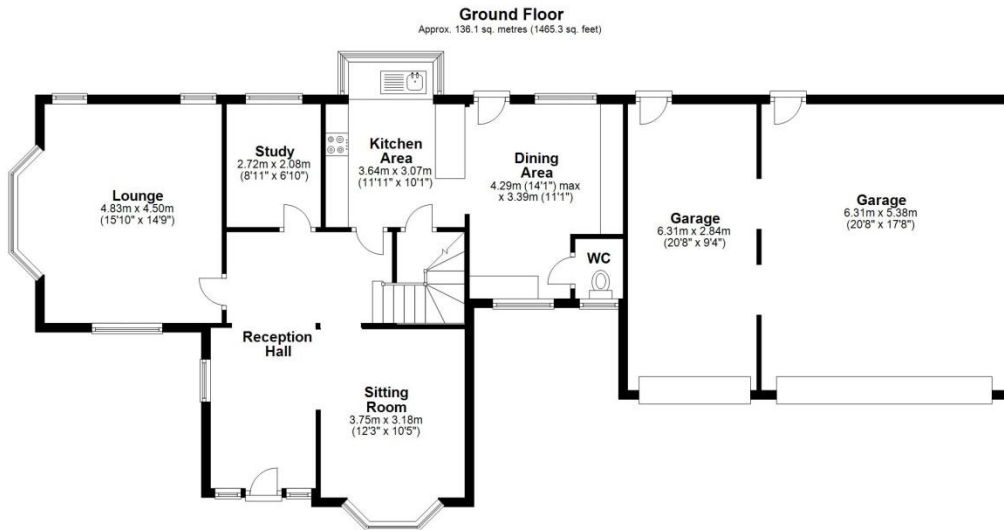
Comprising: Spacious reception area, sitting room, study, lounge with feature fireplace, open plan dining area and modern integrated kitchen, ground floor wc. First floor: Main bedroom with en-suite shower room. Two additional very good sized bedrooms, spacious main bathroom with shower over the bath and shower screen, gas central heating and double glazing. Driveway suitable for a number of vehicles, large triple garage with auto rolling doors, enclosed garden area to the front, side access to the rear enclosed garden with, lawn and wooden decking area. The property has huge potential possibly for further living space and occupies an excellently sized plot.

**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. 198.9 sq. metres (2141.2 sq. feet)

For illustrative purposes only / not to scale  
Prepared by Straphire Property Professionals  
Tel: 07817 773 526 - www.spp-property.co.uk  
Plan produced using PlanUp.

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band G</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 18 August 2023

