

# HARWOOD

## THE ESTATE AGENT

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

6 Hertford Close, Wellington, Telford, Shropshire, TF1 3PS



**Offers in  
Excess of  
£425,000**

**Excellently located, spacious Four Bedroom Detached Executive Property with conservatory, double garage, driveway and private enclosed rear garden**

**Providing approximately 209.3 sq metres ( 2252.8 sq feet ) of living space.**

**Situated within the much sought after residential area of old college fields. A short drive or walk will take you into the historical local Wellington Market Town with a wealth of Shops, amenities and facilities. Also nearby is the Wellington Railway Station, Princess Royal Hospital and excellent local schooling including the well regarded Old Hall School and Wrekin College. Ground floor: Reception hall, ground floor wc, study room, kitchen / breakfast room, utility, separate dining room, spacious lounge with feature fireplace and conservatory. First floor: Excellently spacious main bedroom with en-suite shower, guest bedroom also with en-suite shower, third and fourth bedroom of good size. Family bathroom, gas central heating and double glazing. Double garage, driveway suitable for a number of vehicles, side gated access leading to the rear enclosed garden with mature borders, patio areas and lawn. No Upward Chain.**

**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. 209.3 sq. metres (2252.8 sq. feet)

<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 06 February 2024

