

# HARWOOD

## THE ESTATE AGENT

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

7 Linden Grove, Wellington, Telford, Shropshire, TF1 1QS



Offers in the  
Region Of  
£235,000

Three Bedroom Semi Detached Property with garage, driveway and rear enclosed garden  
Providing approximately 85.1 sq meters ( 915.9 sq Feet ) of living space.

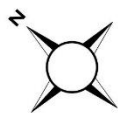
Located off the Haygate Road, within a short walk into Wellington market town, providing a wealth of shops, amenities and facilities. The Princess Royal Hospital is also near by, great access to the local main road network, M54 link, local schools and the Wellington railway station. Ground floor: Hallway, spacious lounge, separate dining room with patio doors and modern style kitchen. First floor: Primary bedroom with built in wardrobes, second bedroom also of good size with built in wardrobe and a single third bedroom. Bathroom with shower over the bath, gas central heating and double glazing. Block paviour driveway suitable for a number of vehicles, garage, rear enclosed garden with patio and lawn area.

**Sales**  
**01952 641111**

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

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

**Lettings**  
**01952 505505**

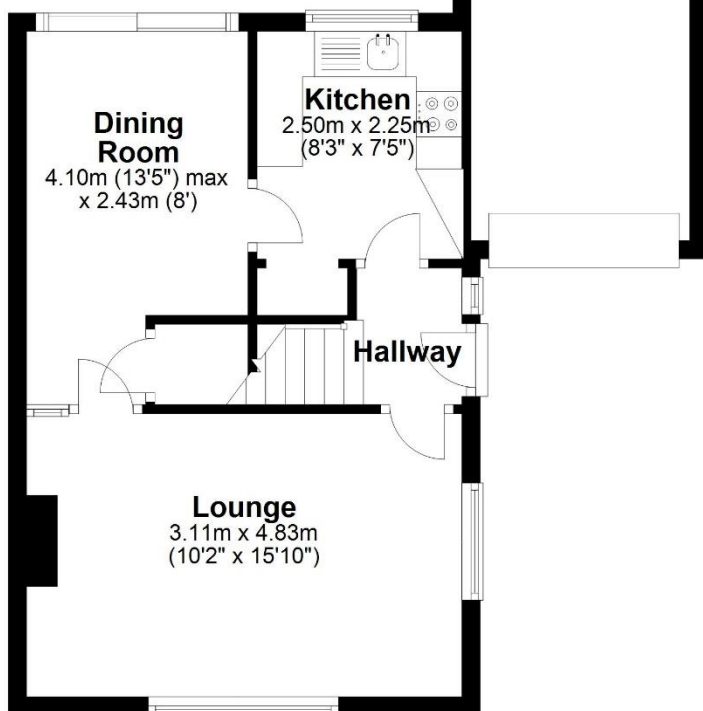


### Ground Floor

Approx. 50.0 sq. metres (537.7 sq. feet)

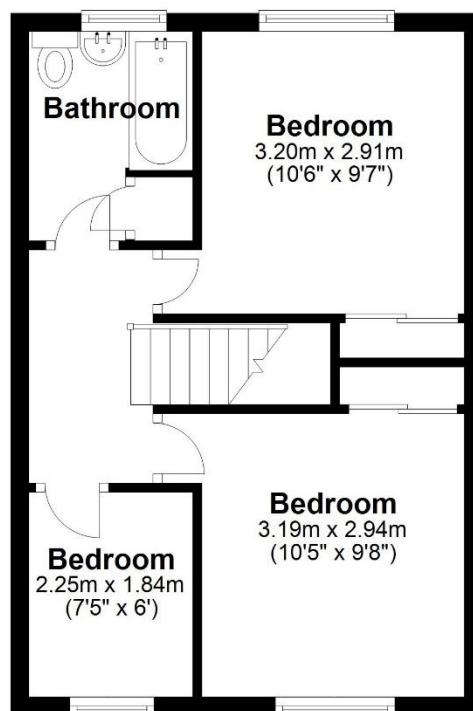
### Garage

6.26m x 2.40m  
(20'7" x 7'10")



### First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 85.1 sq. metres (915.9 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>	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>Viewing Arrangements</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.

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 20 February 2024

