

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
20 St Marks Drive, Wellington, Telford, Shropshire, TF1 3GA



Offers in  
Excess of  
£215,000

Excellently located Three Bedroom Semi Detached Property, with driveway, garage and enclosed rear garden. The property has private rear garden with the rear aspect backing onto the school fields with tree line providing additional privacy Providing approximately 76 sq meters ( 817.9 sq feet ) of living accommodation Positioned within a much sought after modern residential area, excellent access to local schools, the Princess Royal Hospital and Wellington railway station are all very near by. Also very close to the historical local Wellington market town with a wealth of Shops, amenities and facilities. Ground floor: Entrance reception, lounge, kitchen / dining room area with sliding doors opening onto the patio area. First floor: Main bedroom with en-suite shower room, second bedroom of good size and a third single bedroom, bathroom, gas central heating and double glazing. Garage, driveway with side access to the enclosed rear garden with patio and lawn area. No onward chain. Photos to follow soon.



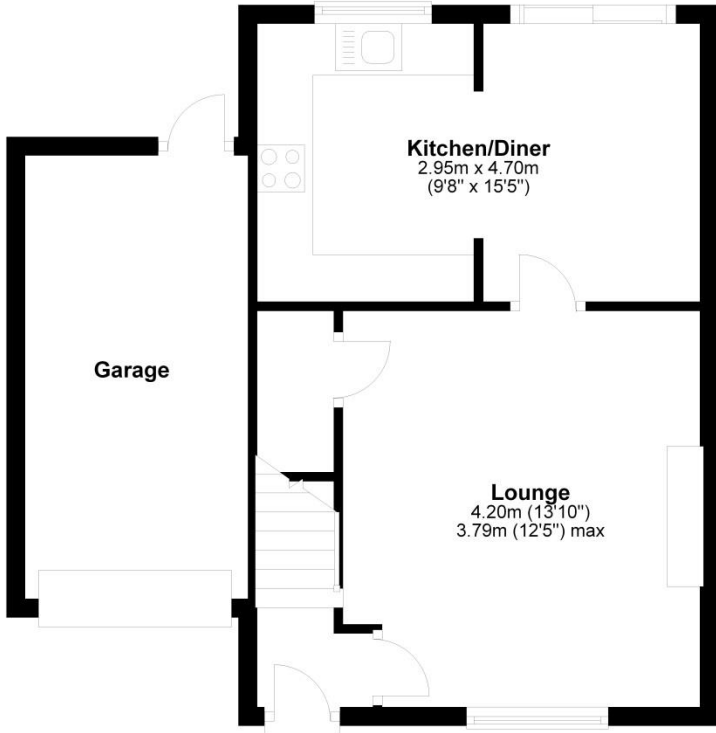
**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

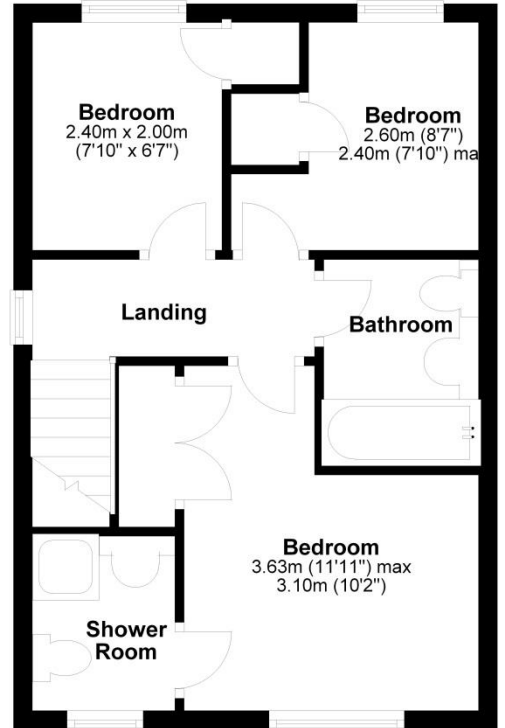
### Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.2 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 25 April 2024

