

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
20 College Lane, Wellington, Telford, Shropshire, TF1 3DH



**Offers in
Excess of
£450,000**

Excellently located, spacious Four Bedroom Detached Executive Property with double garage, driveway and private enclosed rear garden Providing approximately 173.4 sq metres (1866.1 sq feet) of living space. Positioned within the a much sought after residential area, a short drive or walk into the historical local Wellington Market Town with a wealth of Shops, amenities and facilities. Also nearby is the Wellington Railway Station and the Princess Royal Hospital. Excellent local schooling including the well regarded Old Hall School and Wrekin College

Ground floor: L shaped Hallway, ground floor wc, kitchen / breakfast room, utility room, study, dining room and excellently spacious lounge with feature fireplace First floor: Primary bedroom with en-suite shower and fitted wardrobes, guest bedroom of very good size, third and fourth bedroom also of good size. Family bathroom, gas central heating and double glazing. Outside area: Double garage, driveway suitable for a number of vehicles, decorative shale area, lawn areas and side gated access leading to the spacious rear enclosed garden with mature borders, patio areas and lawn.

Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band F
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.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.
Viewing Arrangements	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 10 May 2024

