

HARWOOD

THE ESTATE AGENT

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



£200,000

An excellently located Two Bedroom Semi Detached Property with driveway, garage and garden Providing approximately 69.7 sq meters (750.0 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 nearby. The Historical local Wellington Market Town is also very near by with a wealth of Shops, amenities and facilities. Ground floor: Entrance hallway, lounge, kitchen, gas central heating and double glazing. First floor: Two bedroom, bathroom with shower over the bath. Outside area: Driveway suitable for a number of vehicles and gravel area. Garage and enclosed rear garden with patio and lawn area.

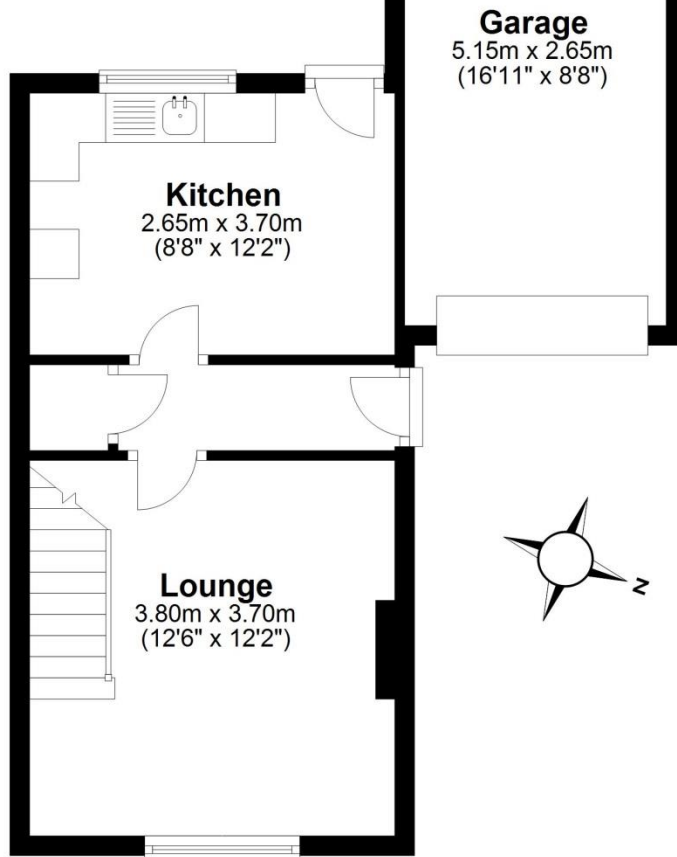


Sales
01952 641111

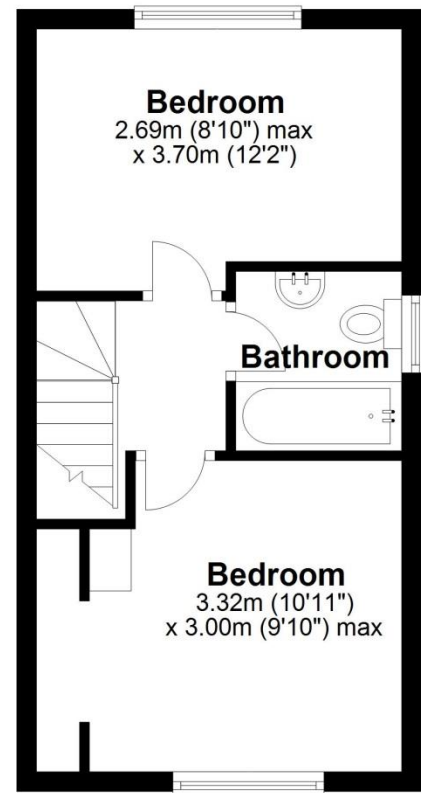
email: harwood@harwoodestates.com
www.telfordstateagent.co.uk

Lettings
01952 505505

Ground Floor
Approx. 41.7 sq. metres (448.9 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.0 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
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 11 May 2024

