

# HARWOOD

## THE ESTATE AGENT

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

The Bungalow ( behind ) The Swan Hotel, Watling Street, Wellington, Telford, Shropshire,  
TF1 2NH



**Offers in  
Excess of  
£450,000**

Brilliantly spacious, versatile Four Bedroom Detached Bungalow with amazing garden area Providing approximately 206.0 sq. meters ( 2217.6 sq. Feet ) of living space Situated, within close proximity to the Wellington Market Town, offering a wealth of local shops, cafes, and facilities. Nearby is also the Princess Royal Hospital, railway station and local schools. Excellent links for main road network and the M54 links.

Comprising: Reception porch, expansive lounge with vaulted ceiling and feature fireplace with multi fuel stove, additional entertaining room/bedroom four, open plan integrated kitchen dining room, utility room, gas central heating and double glazing. Excellently spacious primary bedroom with walk in wardrobe, en-suite bathroom, corner spa bath and separate walk in shower. Three further bedrooms all of excellent size, main bathroom with corner bath and shower over the bath. Outside area: Spacious ample parking, ( potential for double garage ), wall enclosed private gated access, leading to the excellently spacious gardens with patio area and lawn areas. A beautifully designed bungalow, versatile, spacious and with huge further potential to accommodate a variety of living needs.

**Sales**  
**01952 641111**

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

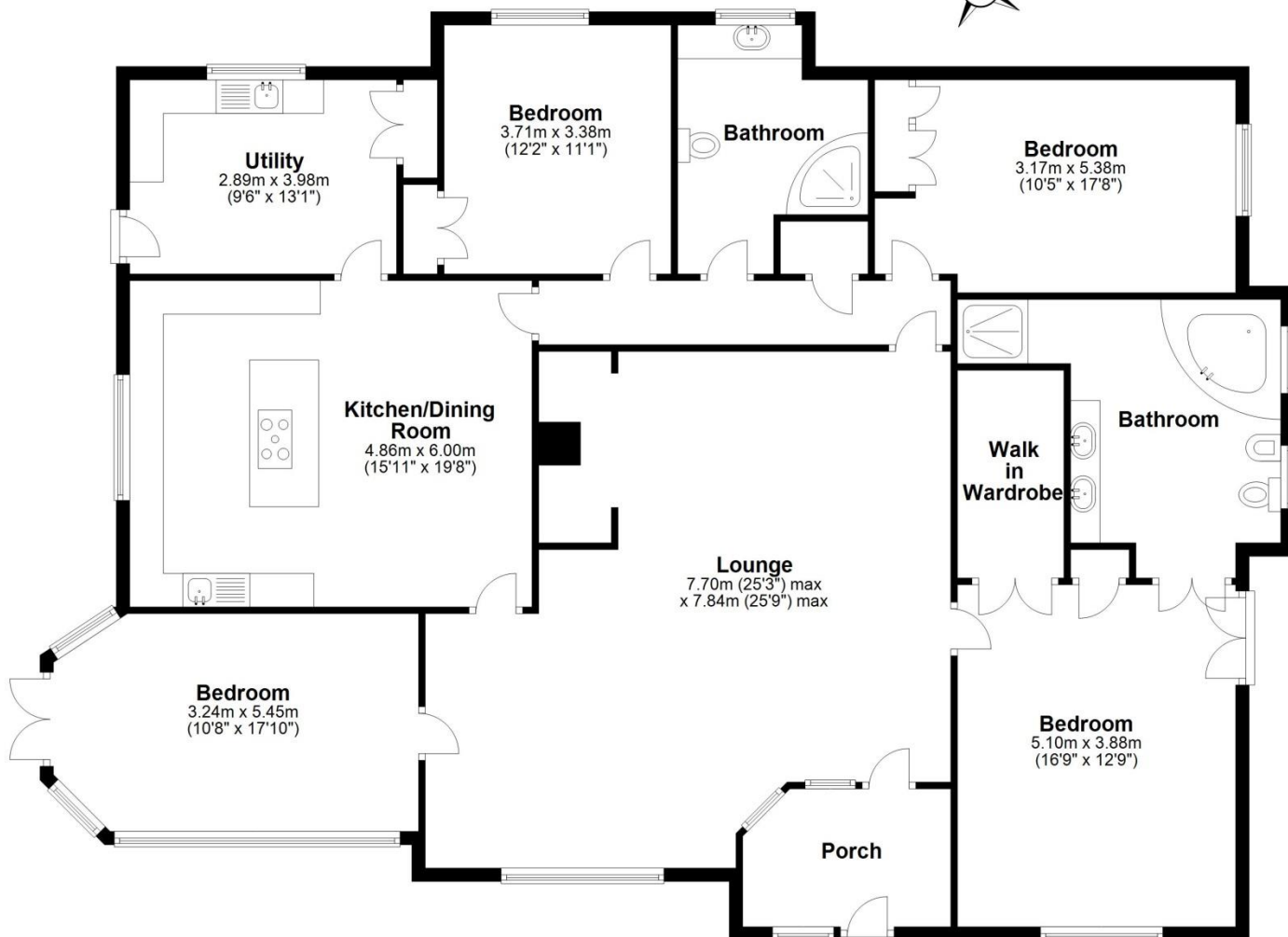
**[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)**

**Lettings**  
**01952 505505**



## Ground Floor

Approx. 206.0 sq. metres (2217.6 sq. feet)



Total area: approx. 206.0 sq. metres (2217.6 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

14 May 2024

