

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
50 Hedingham Road, Leegomery, Telford, Shropshire, TF1 6ZT



**Offers in
Excess of
£475,000**

Extended and incredibly spacious, brilliantly presented Detached Four / Five Bedroom Property Providing approximately 177.5 sq metres (1910.1 sq feet) of living space The property has been extended to provide a huge increase in living space, making the property truly versatile to accommodate a variety of living needs. Located within a much sought after modern residential area, excellent access to the local main road network, a short distance to local shops, schools, Wellington Market Town, train station and the Princess Royal Hospital.

Ground floor: Through hallway, ground floor wc, double doors into the spacious lounge with bay window, study, gym, open plan family room with French doors opening onto patio area. Expansive modern incredibly versatile integrated kitchen/breakfast room with a huge range of kitchen units, work surface area and centre island, additional French doors opening onto the rear patio. First floor: Primary bedroom with built in wardrobes and spacious en-suite shower room. Guest bedroom with en-suite shower room, bedroom three and four also of great size, landing area additional wardrobe storage, family bathroom with bath, separate corner shower, gas central heating, double glazing and solar panels helping to provide reduced energy bills and a potential earnings return from the main grid. Outside: Garage, driveway suitable for a wide range of vehicles, additional decorative gravel area, side access leading to the rear enclosed garden with block paviour patio areas, decorative shale and lawn.

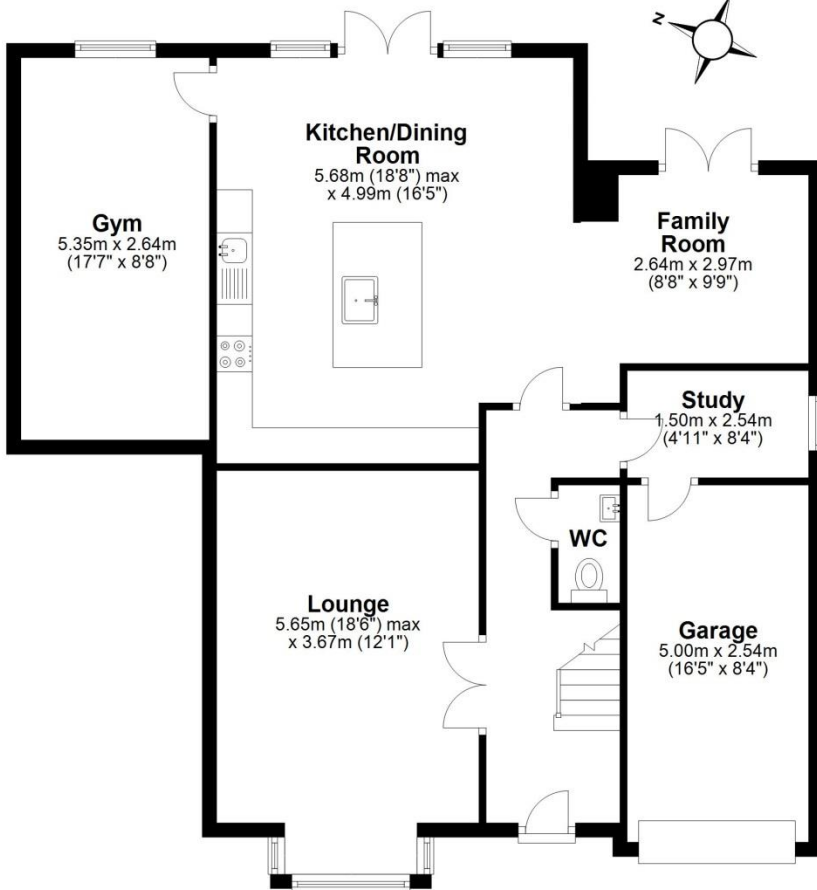
Sales
01952 641111

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

Lettings
01952 505505

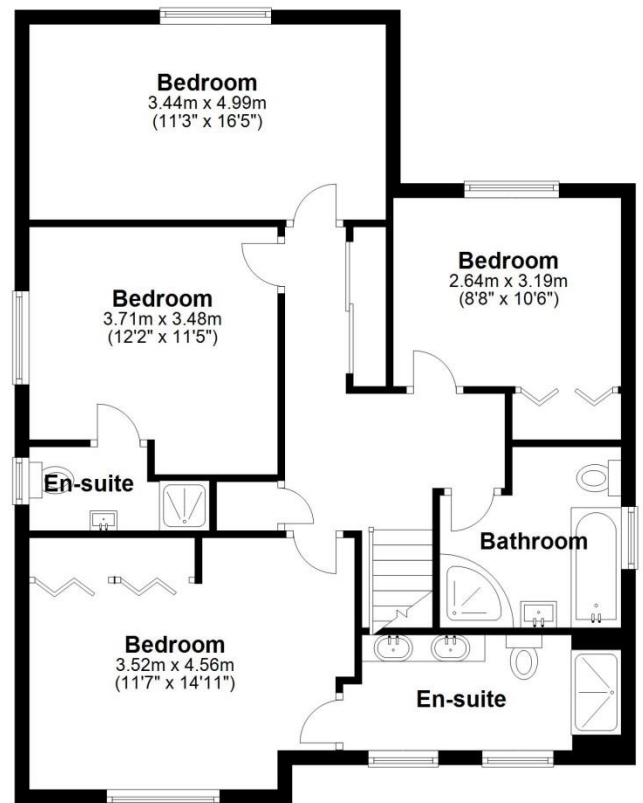
Ground Floor

Approx. 99.3 sq. metres (1069.1 sq. feet)



First Floor

Approx. 78.1 sq. metres (841.0 sq. feet)



Total area: approx. 177.5 sq. metres (1910.1 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band E
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

27 May 2024

