

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
1 Linden Grove, Wellington, Telford, Shropshire, TF1 1QS



**Offers in
Excess of
£210,000**

Three Bedroom Semi Detached Property with garage, driveway and rear enclosed garden Providing approximately 90.9 sq meters (978.1 sq Feet) of living space. Located off the Haygate Road, within a short walk into Wellington market town, providing a wealth of shops, amenities and facilities. The Princess Royal Hospital is also near by, great access to the local main road network, M54 link, local schools and the Wellington railway station. Ground floor: Reception hallway, lounge, spacious kitchen/dining room and conservatory. First floor: Primary bedroom with built in wardrobe, second bedroom also of good size with built in wardrobe a single third bedroom and shower room. Gas central heating and double glazing. Block paviour driveway, garage, rear enclosed garden with patio and lawn area. Being offered with No Upward Chain.



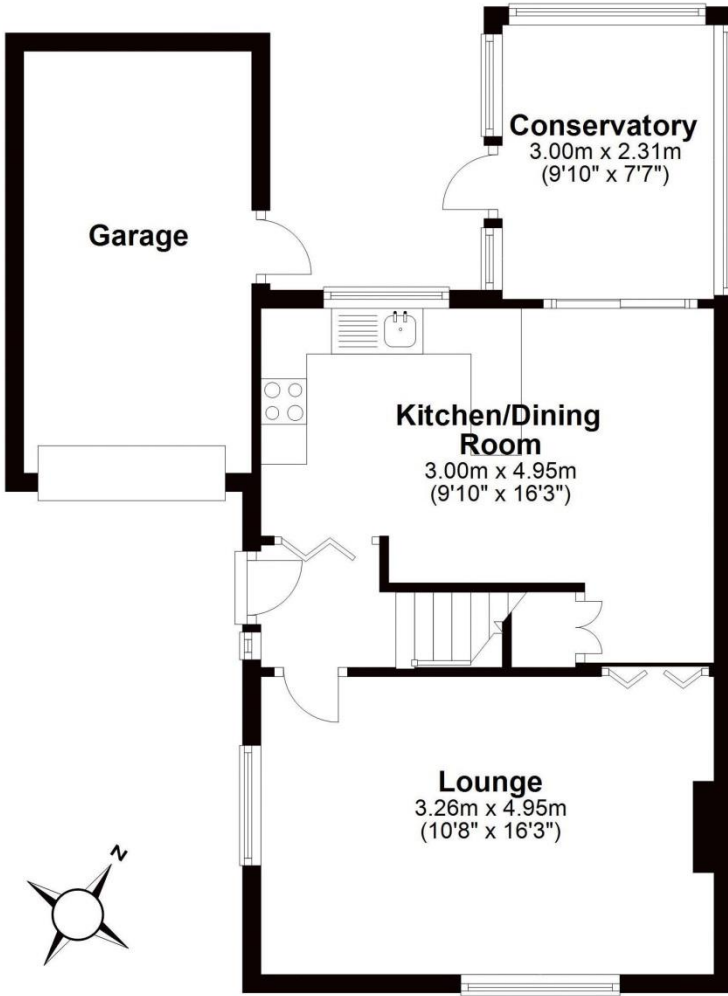
Sales
01952 641111

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

Lettings
01952 505505

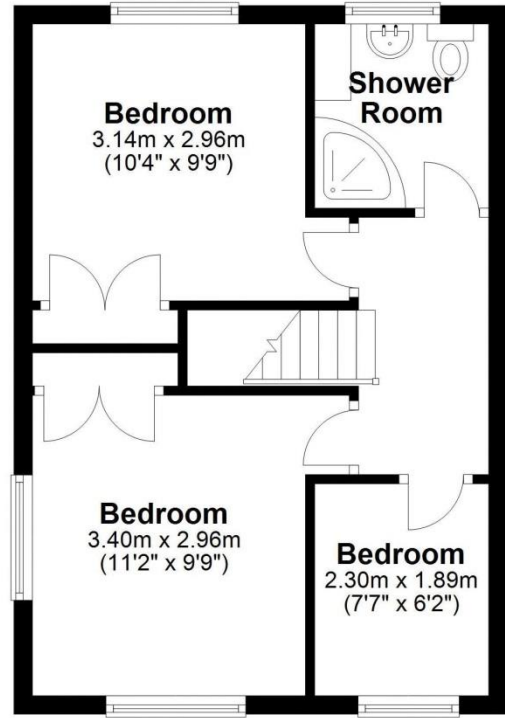
Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 sq. feet)

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

13 June 2024

