

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
124 Millstream Way, Leegomery, Telford, Shropshire, TF1 6QT



**Offers in
Excess of
£230,000**

Three Bedroom Detached Property with driveway and excellently sized rear enclosed garden Providing approximately 94.5 sq metres (1017.1 sq feet) of living space Situated within a mature and well established residential area, perfect access to the local main road network, M54 link, local schools and the Wellington Railway Station. A short drive into the historical local Wellington Market Town with a wealth of Shops, amenities and facilities. The Princess Royal Hospital is also very nearby.

Ground floor: Through hallway, ground floor wc, excellently sized lounge, large storage cupboard, kitchen/dining room with sliding doors opening onto the conservatory. First floor: Main bedroom of excellent size, second bedroom also of very good sized and a third single bedroom. Bathroom with shower over the bath, gas central heating and double glazing. Outside area: Gated driveway with ample parking area, very good sized enclosed garden with patio and lawn area. The property also has a workshop in the garden currently used for home working with light power and running water. We are also advised there is the possibility of additional garden ground outside the existing boundary subject to council permissions

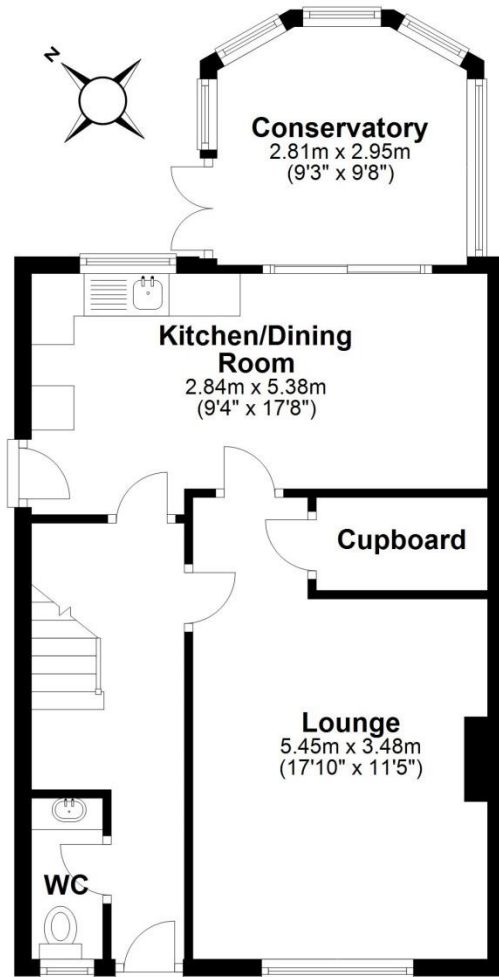
Sales
01952 641111

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

Lettings
01952 505505

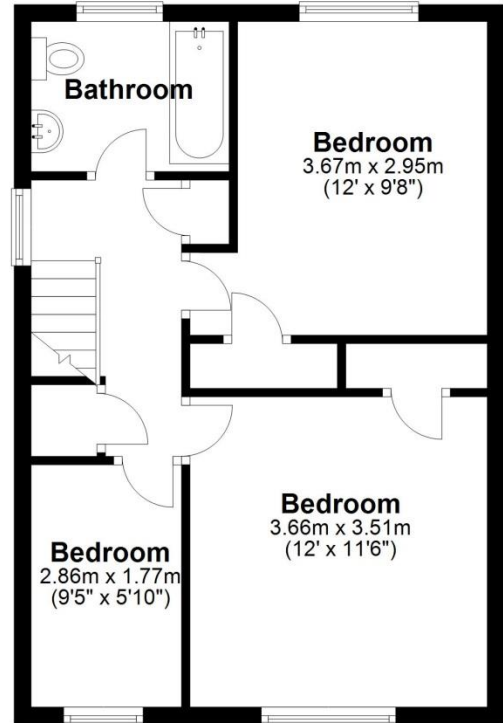
Ground Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 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

22 July 2024

