

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
25 Wellings Grove, Arleston, Telford, Shropshire, TF1 2NF



Offers in  
Excess of  
£400,000

Perfectly Presented Newly constructed Four Bedroom Detached Property with enclosed garden, garage, driveway and ample parking. Excellently positioned tucked away on super spacious corner plot with privacy and no property directly to the front Providing approximately 136.2 sq metres ( 1466.0 sq feet ) of living space Located on the edge of the historical Wellington Market Town with a wealth of Shops, amenities and facilities, the Wellington railway station, Princess Royal Hospital, local schools and the Telford college are all nearby. Ground floor: Through hallway, spacious lounge, excellently sized modern kitchen / dining / family room with integrated appliances, centre island, sky lighting windows affording wonderful amounts of natural light and French doors opening onto the rear garden area. Utility room, ground floor wc, gas central heating and double glazing. First floor: Main



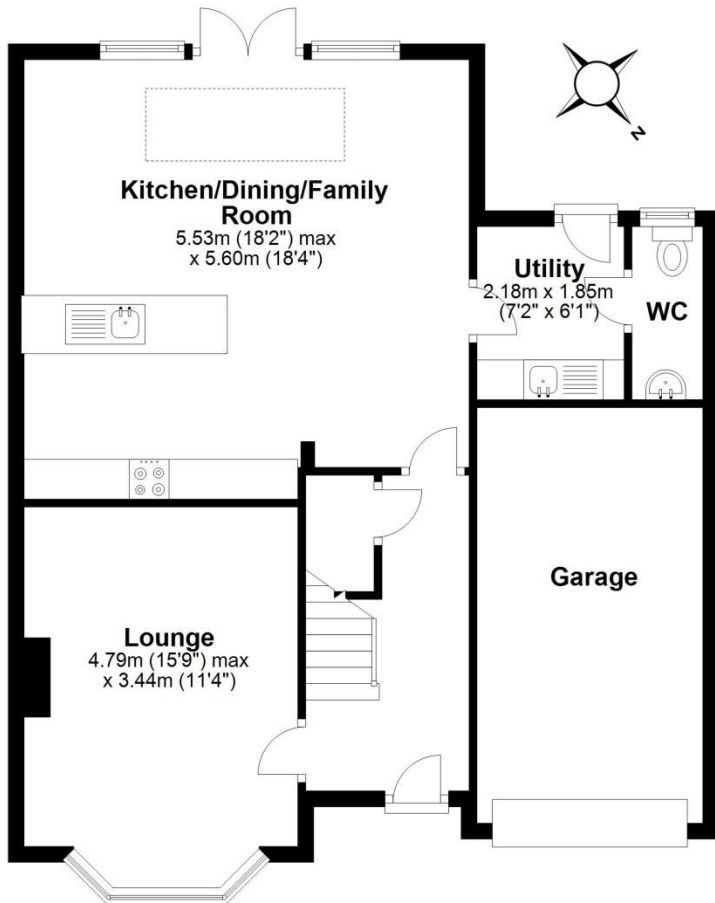
**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

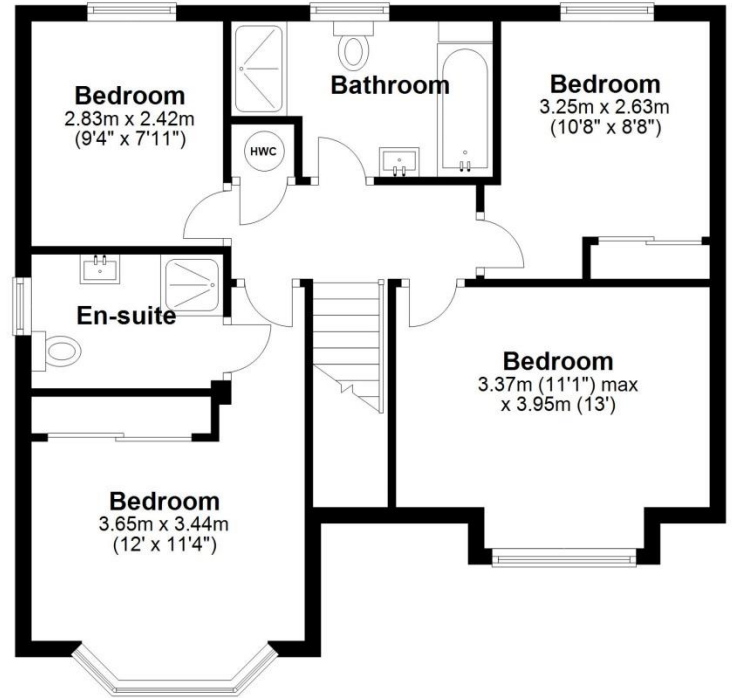
## Ground Floor

Approx. 76.8 sq. metres (826.2 sq. feet)



## First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 136.2 sq. metres (1466.0 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band E</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 30 July 2024

