

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
14 Squirrel Meadow, Shawbirch, Telford, Shropshire, TF5 0NU



**Offers in  
Excess of  
£190,000**

Excellent location, well positioned Two Bedroom End Terraced Property with driveway and rear enclosed garden. Providing 63.3 sq meters ( 680.8 sq ft ) of living accommodation. Located within the much sought after residential area of Shawbirch, excellent access to the main road network, nearby local shops and medical centre. The Princess Royal Hospital is also nearby, local schools and the historical local Wellington Market Town is a short drive away with a wealth of Shops, amenities and facilities.

Ground floor: Entrance hallway, lounge, open plan kitchen / diner with door opening onto the rear garden area, gas central heating and double glazing. First floor: Main bedroom with fitted wardrobe, second bedroom of good size and bathroom with shower over the bath and shower screen. Outside: Driveway suitable for a number of vehicles, excellently sized rear enclosed garden with gated access, patio area, spacious decorative shale area, lawn and workshop. No Upward Chain.

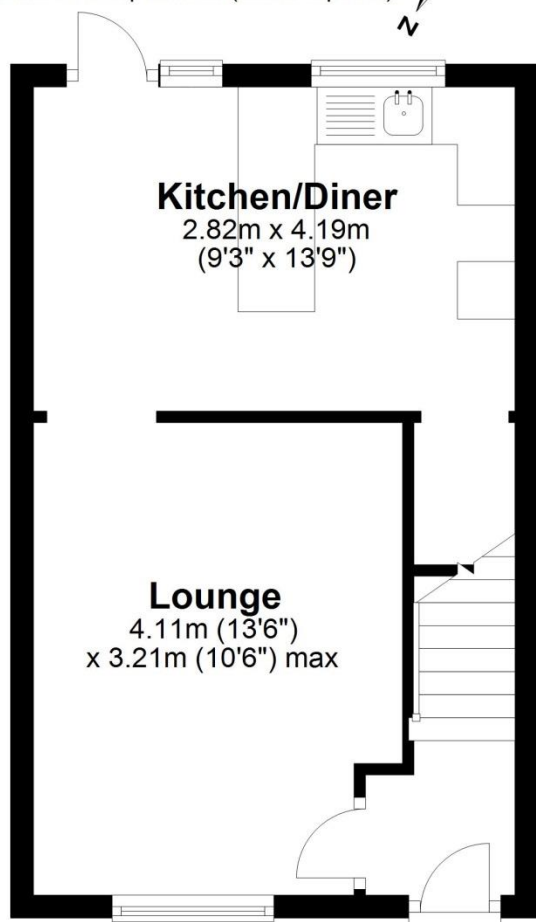
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

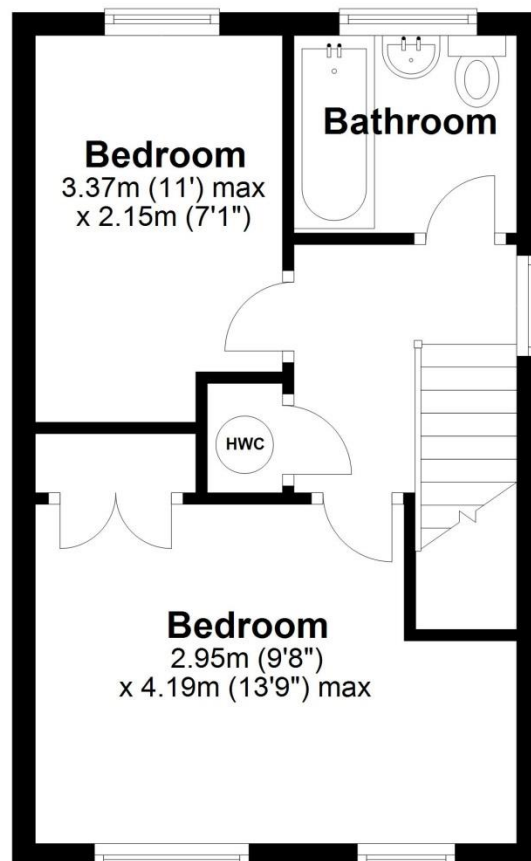
## Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



Total area: approx. 63.3 sq. metres (680.8 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band B
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.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>Viewing Arrangements</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.

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

17 September 2024

