

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
10 Emral Rise, Wellington, Telford, Shropshire, TF1 3LG



Offers in  
Excess of  
£290,000

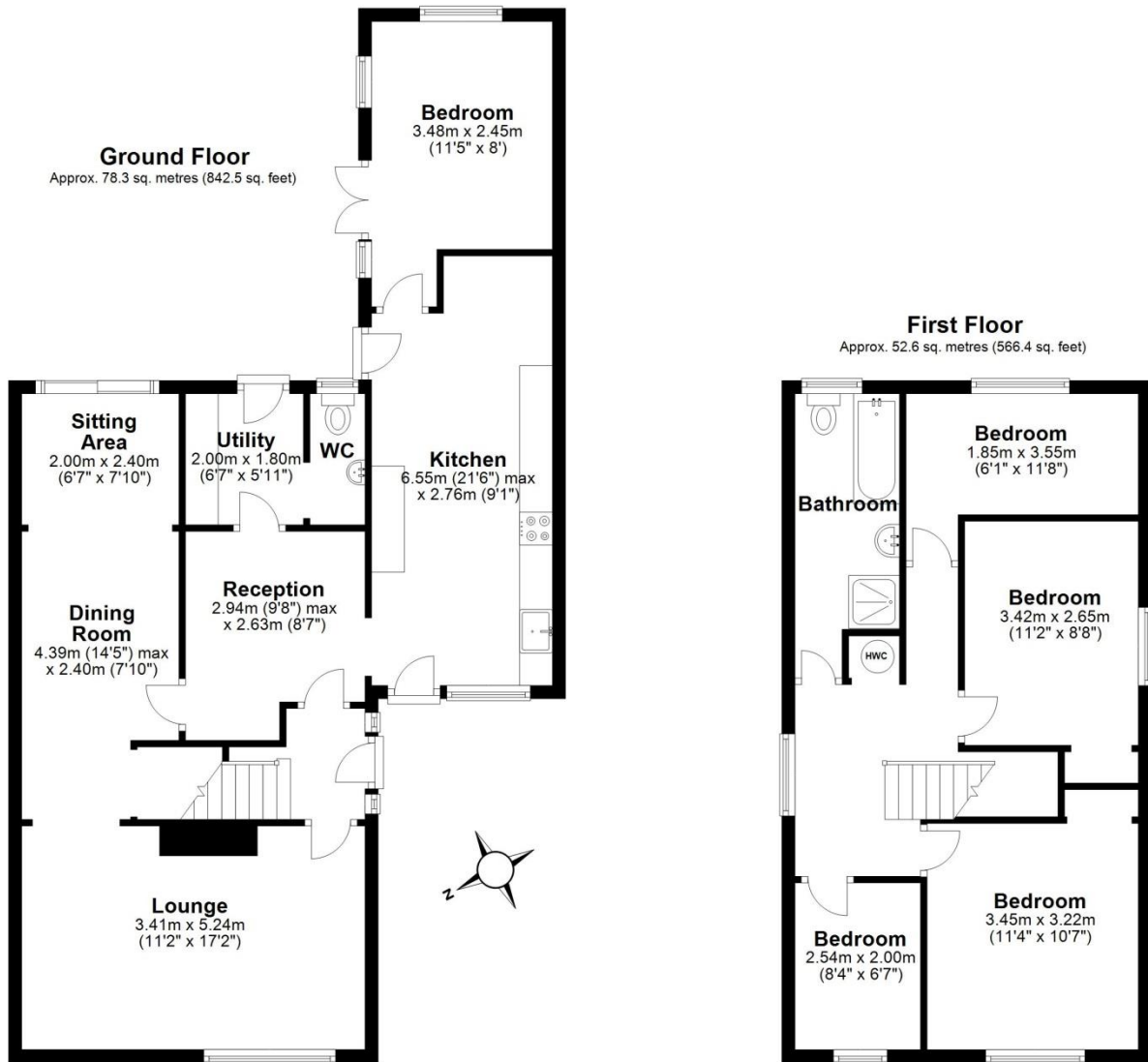
Excellent located Four Bedroom Detached Property with driveway and enclosed rear garden. Providing approximately 130.9 sq meters ( 1408.8 sq feet ) of living accommodation Positioned within a much sought after residential area, excellent access to local schools, the Princess Royal Hospital and Wellington railway station are all nearby. Also very close to the historical local Wellington market town with a wealth of Shops, amenities and facilities. Ground floor: Entrance hallway, spacious lounge, reception room, dining room, sitting area, excellently sized kitchen with sky lights, utility, ground floor wc, ground floor bedroom/ office room. First floor: Four bedrooms, bathroom with bath and separate shower, gas central heating and double glazing. Outside area: Driveway with ample parking, gated area, enclose rear garden with patio, artificial lawn and decking area. No Upward Chain.



**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band C</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 19 September 2024

