

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

82 Marton Drive, Wellington, Telford, Shropshire, TF1 3HS



Offers in  
Excess of  
£230,000

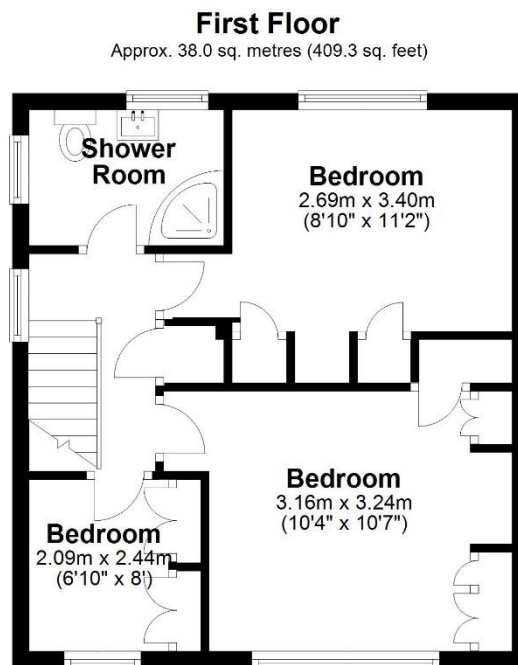
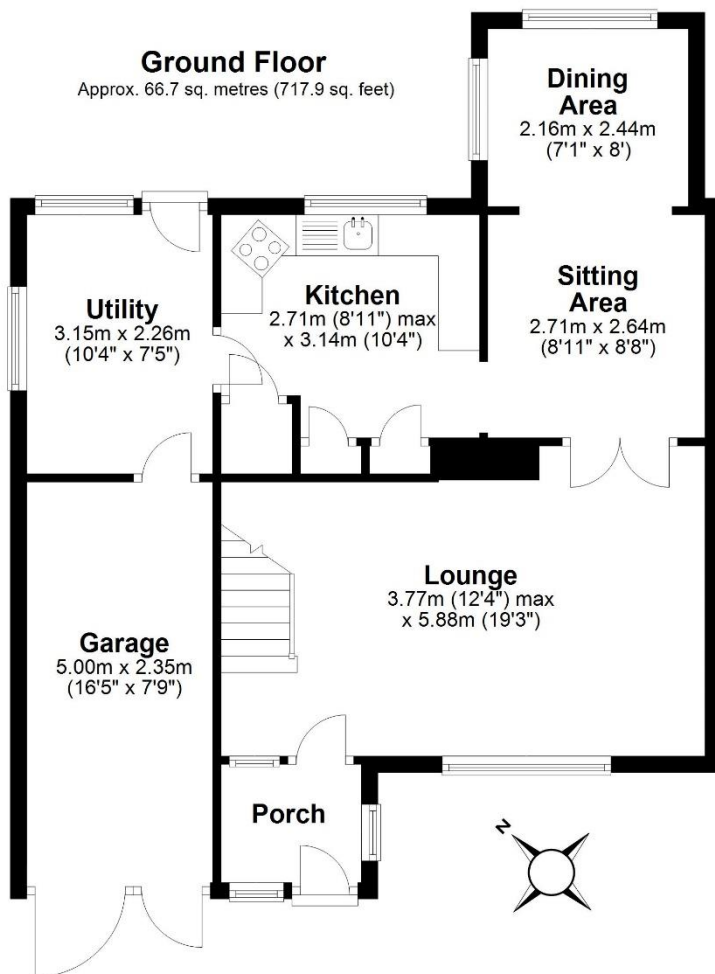
A well positioned Three Bedroom Semi Detached Property with garage, driveway and garden Providing approximately 104.7 sq metres ( 1127.3 sq feet ) of living space Situated within a much sought after residential area, with local shops close by, perfect access to the local main road network, M54 link, local schools and the Wellington Railway Station. A short walk into the Historical local Wellington Market Town with a wealth of Shops, amenities and facilities. The Princess Royal Hospital is also nearby. Ground floor: Porch, lounge, sitting room, dining area, Kitchen and spacious utility area. First floor: Main bedroom with built in wardrobes, the second bedroom also of very good size with built in wardrobes and a third single bedroom. Shower room, gas central heating and double glazing. Outside area: Driveway with ample parking, garage, lawn area, side gated access leading to the rear enclosed garden with patio and decorative shale areas. 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. 104.7 sq. metres (1127.3 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band B</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 22 September 2024

