

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
4 Hobbs Crescent, Wellington, Telford, Shropshire, TF1 1RY



**Offers in  
Excess of  
£270,000**

Brilliantly spacious and excellently presented Three bedroom Semi Detached Property Providing approximately 100.1 sq metres (1077.3 sq feet ) of living space Located off Wrekin Road, within a short walk into the Wellington Market Town with excellent access to local Shops, Train Station, facilities and amenities. The Property also has excellent access to the M54 link and local main road network.

Ground floor: Through hallway with useful storage, ground Floor wc, modern kitchen with integrated appliances, spacious lounge / diner with French doors opening onto the rear garden area. First Floor: Two very good sized bedroom both with built in wardrobes, bathroom with bath and shower over the bath. Gas central heating and double glazing. Second Floor: Primary bedroom with en-suite shower room and useful storage area. Outside area: Block paviour driveway with additional parking area, side gated access leading to the rear enclosed garden with patio and lawn area.

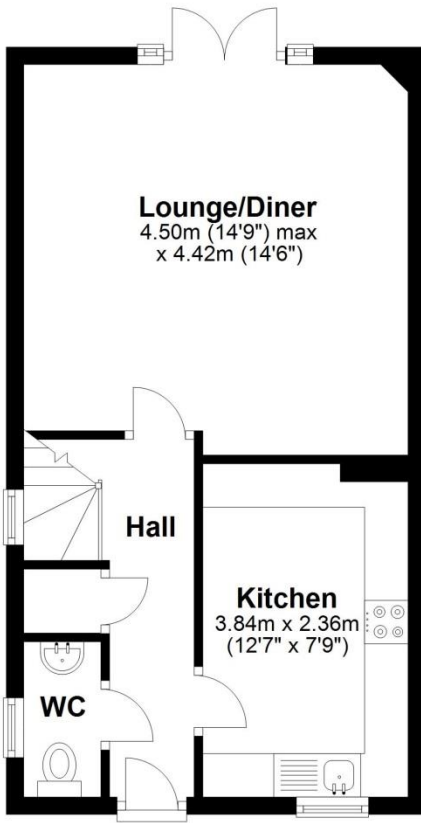
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

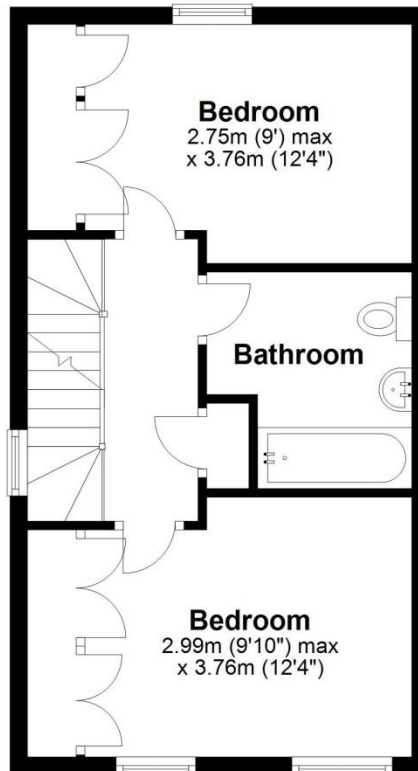
## Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



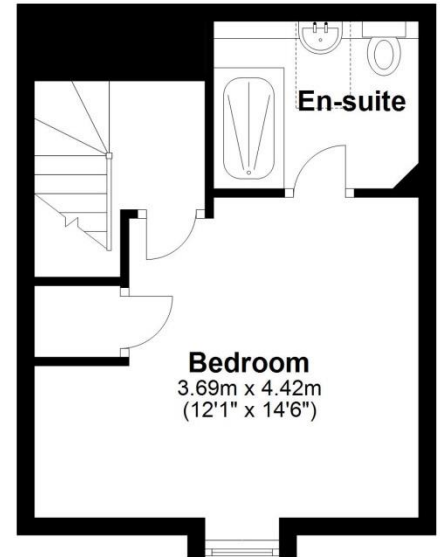
## First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



## Second Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 100.1 sq. metres (1077.3 sq. feet)

For illustrative purposes only. Not to scale  
Prepared by Shropshire Property Professionals  
Tel: 07817 773 526 - [www.spp-property.co.uk](http://www.spp-property.co.uk)  
Plan produced using PlanUp.

<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 02 October 2024

