

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
9 Woodford Green, Bratton, Telford, Shropshire, TF5 0NS



Offers in  
Excess of  
£675,000

An excellently located, brilliantly spacious, extended Four Bedroom Detached Property with Double Garage, Driveway and Private rear enclosed garden. Providing 266.6 sq meters ( 2869.8 sq ft ) of wonderful flexible living accommodation. Incredibly spacious, versatile and wonderfully presented, ideal to meet a range of different living styles. Located within a highly desirable and much sought residential area with nearby local shops, medical centre and school. A short drive away is the Princess Royal Hospital, the historical local Wellington Market Town with a wealth of Shops, amenities and facilities.

Ground floor: Through hallway, ground floor wc, study, expansive lounge, excellently sized family room with double doors opening into the play room/gym area. Kitchen/dining room with separate utility. First floor: Primary bedroom with en-suite shower room, guest bedroom with dressing area leading to en-suite shower room, bedroom three with en-suite bathroom with bath and separate walk in shower, excellently sized fourth bedroom with built in wardrobes, main shower room, gas central heating and double glazing. Outside: Driveway with ample parking suitable for a range of vehicles, double detached garage, side gated access to the private rear spacious gardens with block paved patio, extensive lawn area and woodland views. 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. 266.6 sq. metres (2869.8 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band F</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 05 October 2024

