

HARWOOD

THE ESTATE AGENT

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

10 Sycamore Close, Wellington, Telford, Shropshire, TF1 3NH



Offers in
Excess of
£335,000

Brilliantly spacious and wonderfully located Four Bedroom Detached Property with driveway, garage and excellently sized rear private garden Providing approximately 141.0 sq metres (1517.3 sq feet) of versatile living accommodation. Located within a highly sought after residential area with local shops and easy access to the Silken way, ideal for cycling, running or relaxing walks. A short drive away is the historical Market Town of Wellington offering traditional Market, Library, Leisure Centre, Bus and Rail Station, local Schools, Telford College and Wrekin College. The Princes Royal Hospital is also nearby. Ground floor: Entrance porch, inner doors leading to spacious lounge with feature fireplace and log burning stove, separate dining room, breakfast kitchen area, main kitchen with integrated appliances and conservatory First floor: Main bedroom of excellent size, guest bedroom with en-suite wc which has easily excellent potential to be used as a full en-suite shower room. Two further good sized bedrooms, family bathroom, gas central heating and double glazing. Outside area: Garage and driveway with ample parking suitable for a range of vehicles. Side gated access leading to the rear brilliantly spacious private enclosed garden, with patio, Astro lawn, additional garden area and wooded backdrop.

Sales
01952 641111

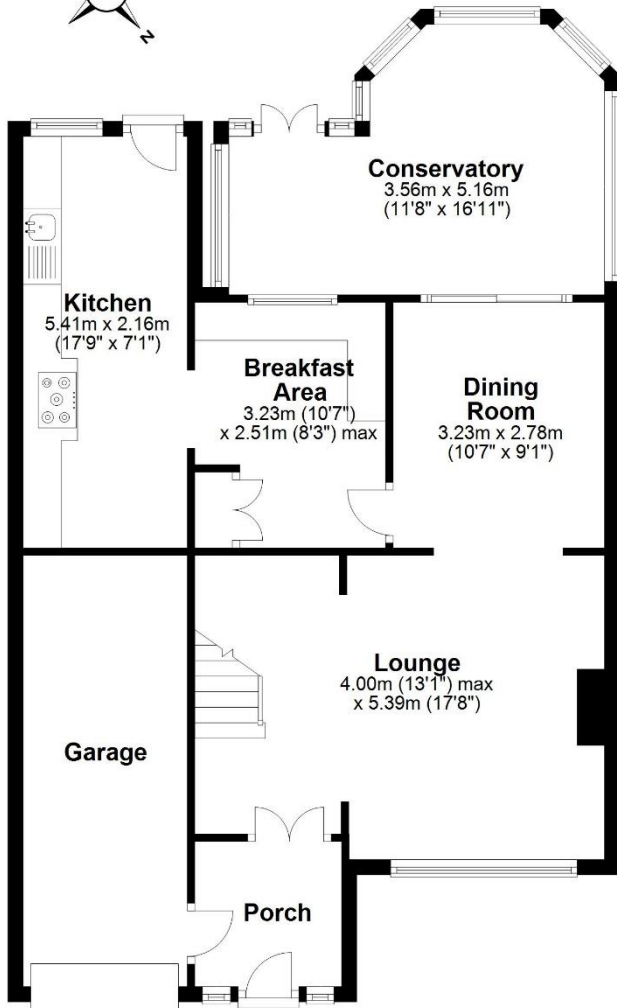
email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



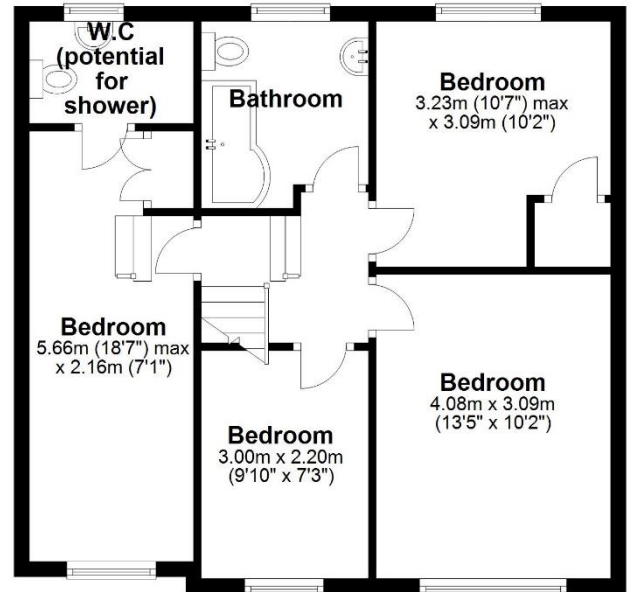
Ground Floor

Approx. 82.6 sq. metres (888.8 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



Total area: approx. 141.0 sq. metres (1517.3 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.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.
Viewing Arrangements	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

16 October 2024

