

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
14 Cherry Tree Close, Wellington, Telford, Shropshire, TF1 2HQ



Offers in  
Excess of  
£550,000

A perfectly presented and incredibly spacious Five Bedroom Executive Three Storey Detached Property with driveway and double garage Providing a wealth of features and versatile accommodation approximately 214.8 sq metres ( 2312.1 sq feet ) of living space. Situated within a highly sought after area, with excellent access to the local main road network, M54 link, local schools and Wellington Railway Station. A short walk into the historical Wellington Market Town with a wealth of Shops, amenities and facilities. The Princess Royal Hospital is also nearby.

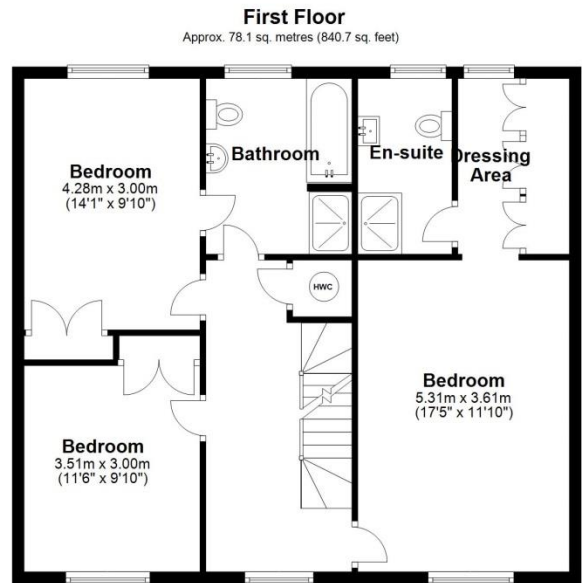
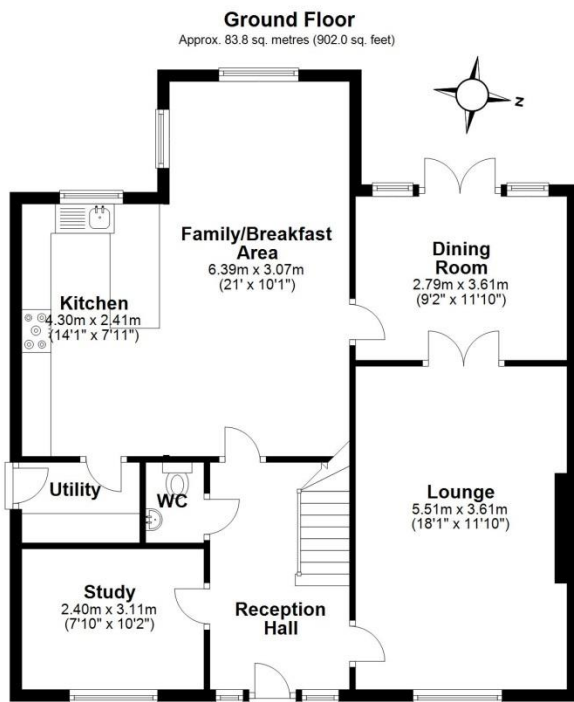
Ground floor: Spacious reception hall, ground floor wc, study, lounge with feature media wall, double doors opening into the dining room with French doors opening onto the rear garden area. Expansive modern integrated kitchen and family/breakfast area with separate utility room, gas central heating and double glazing. First floor: Primary bedroom with dressing room leading to en-suite shower room, guest bedroom with built in wardrobes and door leading to family bathroom, offering separate shower and bath suite. Third good sized bedroom also with built in wardrobes. Second floor: Two further spacious bedrooms with fitted wardrobes both sharing the en-suite shower room situated between the two rooms. Outside area: Driveway suitable for a number of vehicles leading to the double detached garage. The rear garden has spacious 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**



Total area: approx. 214.8 sq. metres (2312.1 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band G</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 04 November 2024

