

HARWOOD

THE ESTATE AGENT

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

44 Park Street, Wellington, Telford, Shropshire, TF1 3AE



£135,000

A Three bedroom Terraced Property Providing approximately 94.4 sq mtrs (1016.5 sq ft) of living space. Located within a much sought after and desired residential area. A short walk into the Wellington Market Town centre with a wealth of shops, amenities and local facilities. The Princess Royal Hospital is also only a short walk away and easy access to the local main road network, M54 link, local schools and the Wellington Railway Station. Ground floor:

Through hallway, lounge, dining room with access to the cellar, kitchen leading through to the ground floor bathroom. First floor: Main bedroom of good size and two further bedrooms. The property is in need of refurbishment and is offered with No Upward Chain.

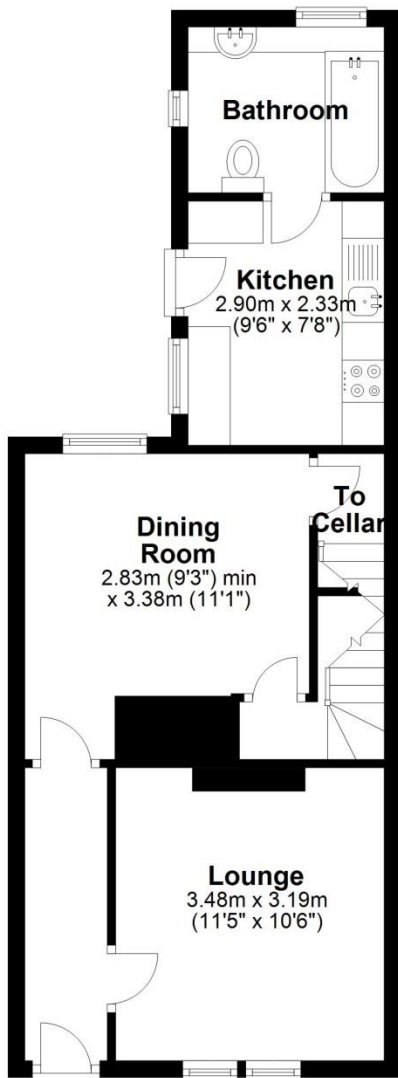


Sales
01952 641111

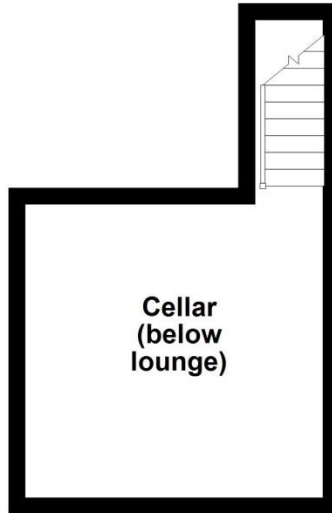
email: harwood@harwoodestates.com

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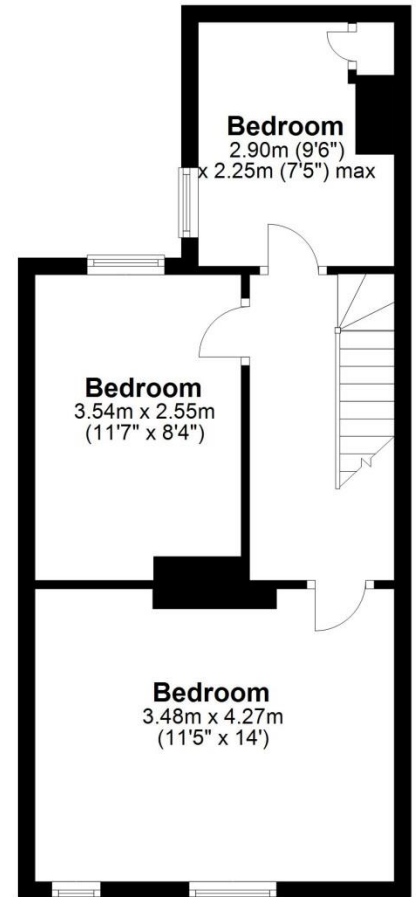
Lettings
01952 505505



Ground Floor
Approx. 55.1 sq. metres (593.5 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 94.4 sq. metres (1016.5 sq. feet)

Tenure	We are advised by the vendor that the property is
Council Tax	Band A
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 05 December 2024

