

HARWOOD

THE ESTATE AGENT

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

22 New Church Road, Wellington, Telford, Shropshire, TF1 1JH



**Offers in
Excess of
£259,000**

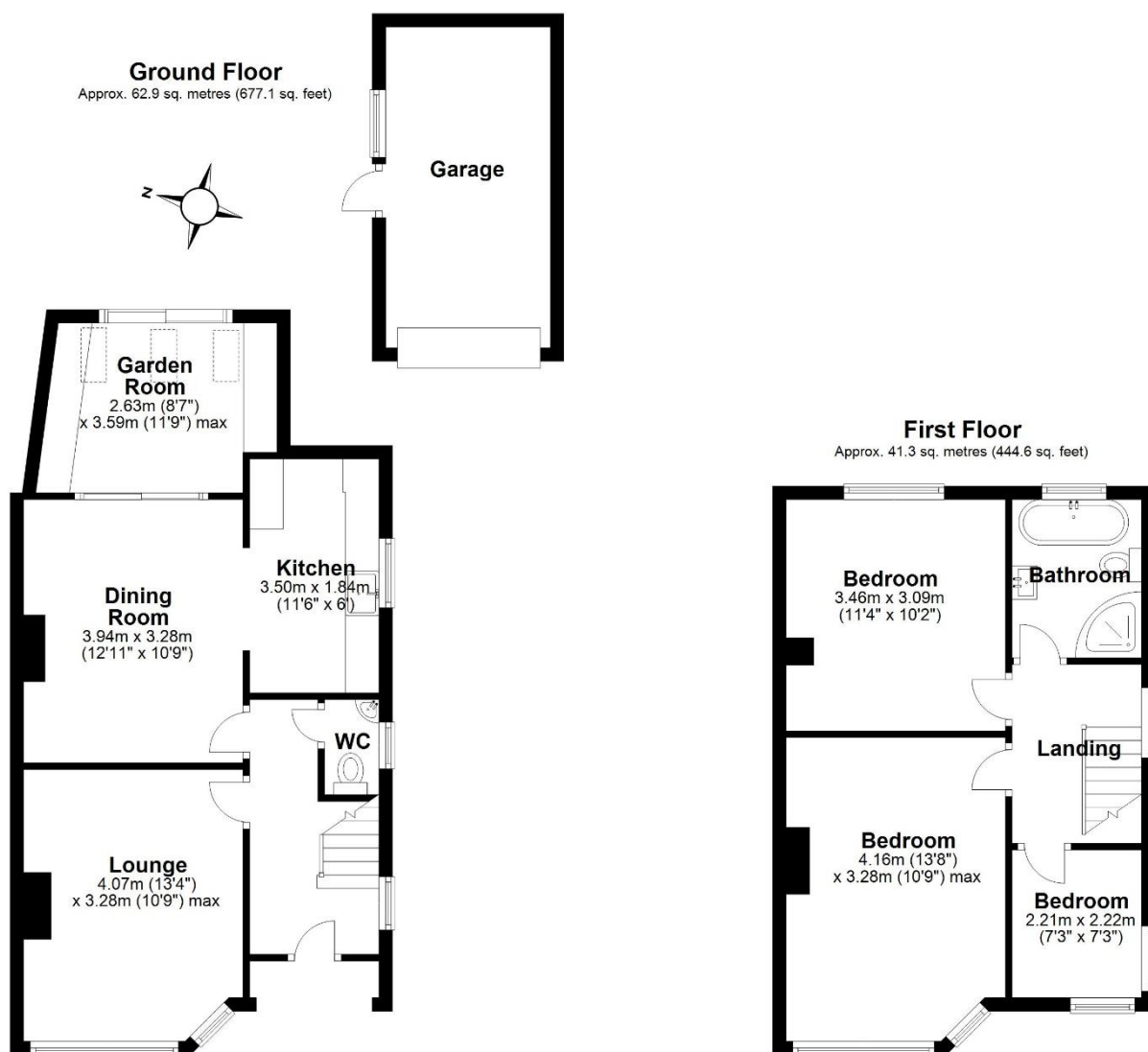
Spacious Three Bedroom Semi Detached property with driveway, garage, enclosed rear garden and excellent access to the Wellington Town Centre

Providing approximately 104.2 sq meters (1121.6 sq Feet) of wonderful living space Situated along a no through traffic road, affording an almost quite like spot close to the town centre. Located within a much sought after mature residential area and a short walk into the Historical local Wellington Market Town with a wealth of Shops, amenities and facilities. The Wellington Railway Station and bus station is also within walking distance along with the Princess Royal Hospital and M54 link being just a short drive away. Ground floor: Entrance porch, through hallway, lounge with feature fireplace, ground floor wc, separate dining room opening into kitchen area and garden room with sky light windows. Gas central heating and double glazing. First floor: Main bedroom of very good size, bedroom two also of very good size overlooking the rear garden, a third single room and bathroom with bath and separate corner shower. Outside area: The front of the property is enclosed with low level wall, access to the driveway, garage and excellently sized rear enclosed garden.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
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 15 January 2025

