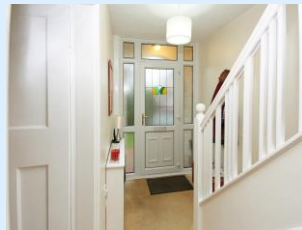
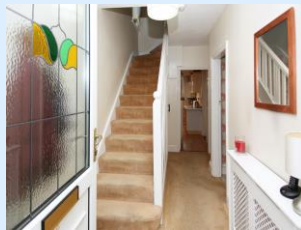


# HARWOOD

## THE ESTATE AGENT

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

9 Haygate Drive, Wellington, Telford, Shropshire, TF1 2BX



**Offers in  
Excess of  
£310,000**

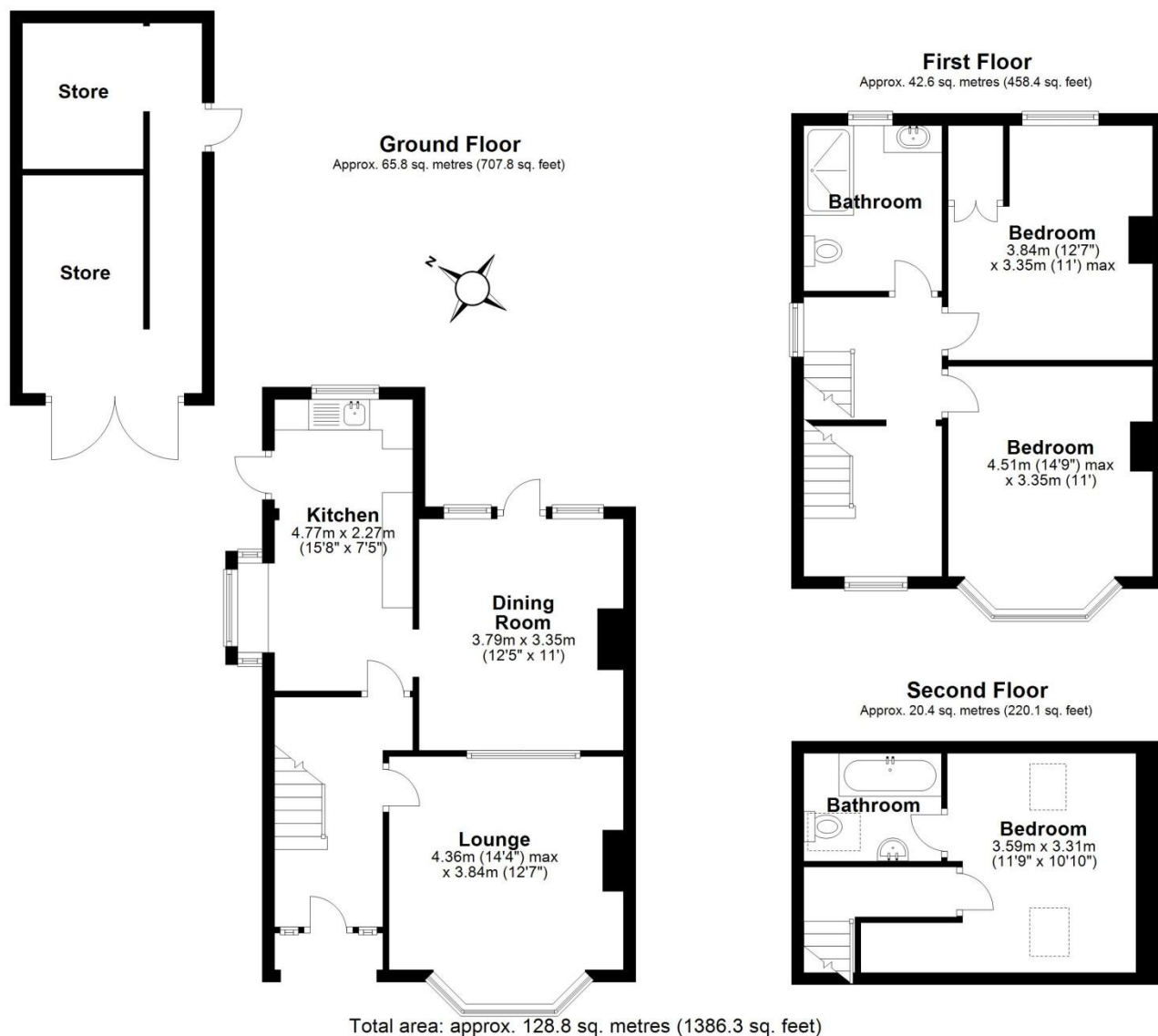
Excellent location and well positioned Three Bedroom Semi Detached Property with garage, driveway and enclosed garden area. Providing approximately 128.8 sq metres ( 1386.3 sq feet ) of living space. Situated within a much sought after residential area, versatile to suit a range of living needs. Perfectly located for access to the local main road network and M54 Jnc 7 link. A short walk into Wellington Market Town with a wealth of shops, facilities and Railway Station. Also nearby to local schools and the Princess Royal Hospital.

Ground floor: Entrance porch, through hallway, lounge with bay window and feature fireplace, dining room with feature fireplace leading to the kitchen. Gas central heating and double glazing. First floor: Two good sized bedrooms, and family bathroom. Second floor: Spacious bedroom with en-suite bathroom and excellent view of the iconic Wrekin and Ercall. Outside area: Driveway with ample parking, garage split into two storage rooms, enclosed lawn area to the front, side access leading to the rear spacious garden area.

**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**



<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band C
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.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>Viewing Arrangements</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.

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

14 February 2025

