

# HARWOOD

## THE ESTATE AGENT

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

57 Regent Street, Wellington, Telford, Shropshire, TF1 1PE



**Offers in  
Excess of  
£240,000**

Wonderfully presented Four Bedroom Semi-Detached character rich property with large rear garden and additional piece of land to the front Providing approximately 136.8 sq metres ( 1472.0 sq feet ) of living space A short walk into the historical local Wellington Market Town with a wealth of shops, amenities and facilities. The Wellington train station, local Schools, main road network and M54 link are all nearby. Ground floor: Through hallway with beautifully tiled floor, high ceilings, spacious lounge with bay window and feature fireplace, dining room also with feature fireplace and patio doors opening onto the rear patio area. Breakfast room with pantry storage, kitchen, cellar, gas central heating and partial double glazing. First floor: Two excellently sized bedrooms and a good sized third bedroom. Features include high ceilings and feature ornate fireplaces. Family shower room, separate wc and staircase rising to second floor. Second floor: Excellently sized loft bedroom ideal for a guest room Outside area: Front enclosed small garden area, side gated access leading to the rear enclosed long garden, ideal for relaxation and entertaining with gravel area, lawn, mature hedge borders and trees. Also a small piece of land is positioned on the opposite side of the road to the property, located at the end of the garages, potential to create parking area or garage subject to local planning rules.

**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>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band C</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 20 February 2025

