

HARWOOD

THE ESTATE AGENT

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

22 Peregrine Way, Apley, Telford, Shropshire, TF1 6TH



£650,000

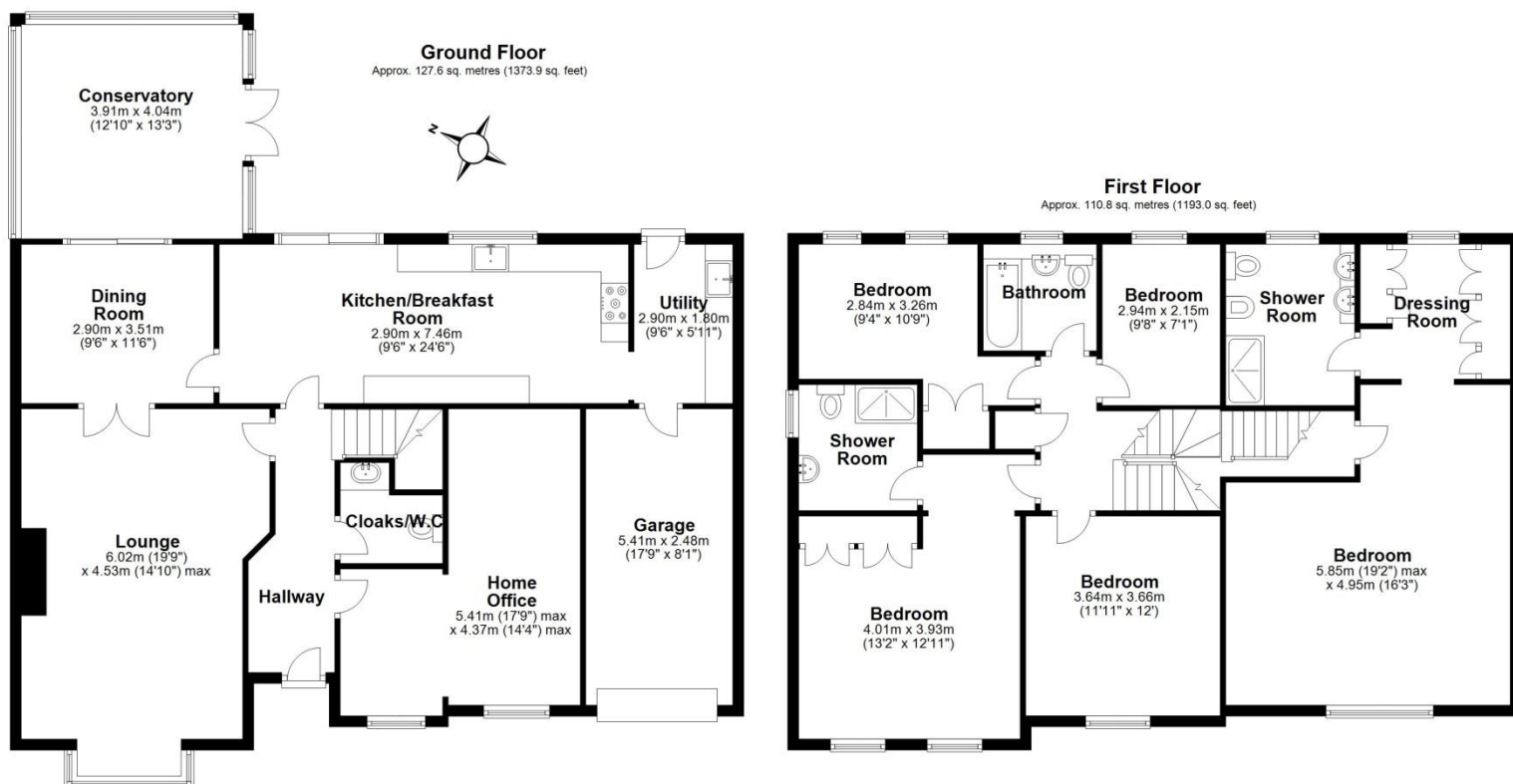
Excellent Positioning, Prestigious and Spacious Executive Five Bedroom Detached Property Providing approximately 238.5 sq. meters (2566.9 sq. feet) of living accommodation. Situated within a desirable and much sought after location, offering versatile and spacious living within the premium residential area of Apley. Perfectly situated for access to the A442 Queensway, link roads to the north and the M54. The Princess Royal Hospital is a short distance away along with the Historical Wellington Market Town. Ground floor: Hallway, ground floor cloak/wc, home office, expansive lounge with bay window and feature fireplace, separate dining room, excellently sized modern open plan integrated kitchen / breakfast room, separate utility room, conservatory with French doors opening onto the rear garden area. Gas central heating and double glazing. First floor: Primary bedroom of superior size with spacious en-suite shower room and dressing room. Guest bedroom with en-suite shower room and built in wardrobes. Three further bedrooms and family bathroom. Outside area: Garage, block paviour driveway suitable for a number of vehicles, enclosed front garden area, side access to excellently sized enclosed rear garden providing spacious lawn area, balustrade decking.

Sales
01952 641111

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

Lettings
01952 505505

Dean Millington Business Owner Harwood The Estate Agents (Wellington)



Total area: approx. 238.5 sq. metres (2566.9 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band G
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 March 2025

