

# HARWOOD

## THE ESTATE AGENT

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

16 Quail Gate, Shawbirch, Telford, Shropshire, TF1 3QE



**Offers in  
Excess of  
£250,000**

A Three Bedroom Detached Property with en-suite, driveway, garage and enclosed garden. *Please note: The property has spray foam insulation in the loft which may impact on mortgage lending: ( Please consult your financial broker prior to viewing )* Providing 103.3 sq meters ( 1112.2 sq ft ) of living accommodation. Located within the much sought after residential area of Shawbirch, excellent access to the main road network, nearby local shops and medical centre. The Princess Royal Hospital is also nearby, local schools and the Wellington Market Town is a short drive away with a wealth of Shops, amenities and facilities. Ground floor: Lounge, separate dining room, kitchen with integrated appliances, ground floor WC, conservatory, gas central heating and double glazing. First floor: Main bedroom with en-suite shower room and built in wardrobe, two further bedrooms and a family bathroom. Outside area: Garage, driveway, decorative shale garden area to the front, side gated access leading to the rear enclosed garden with patio and lawn area.

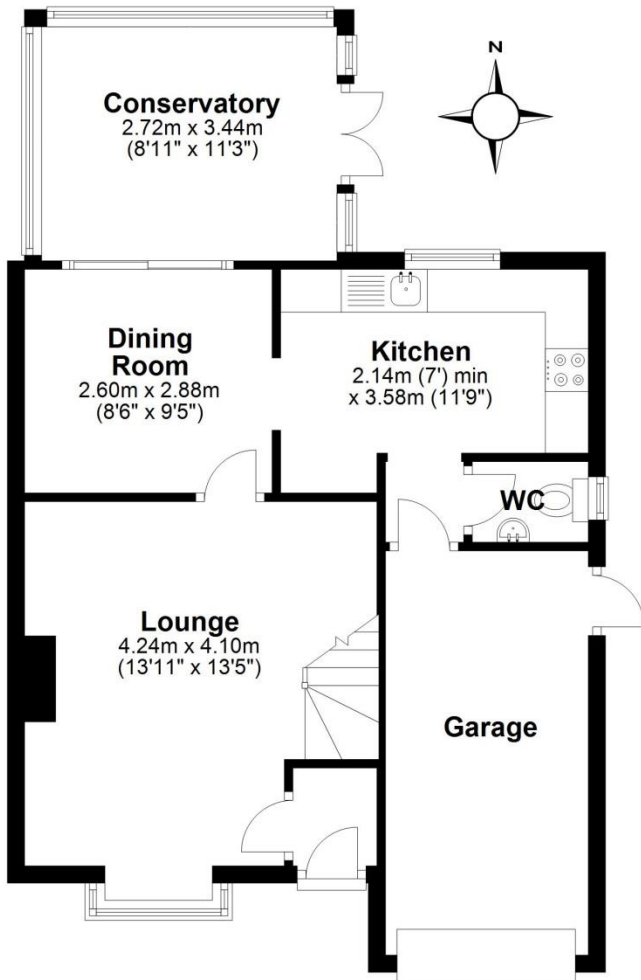
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

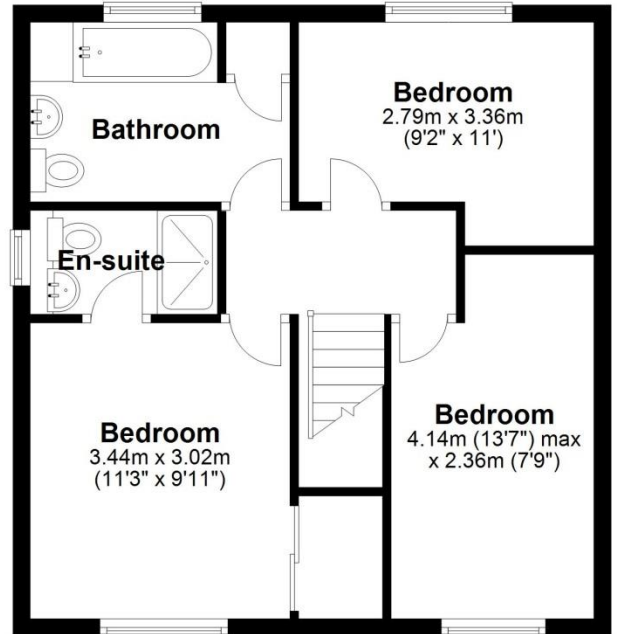
## Ground Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



## First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band D
<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

02 April 2025

