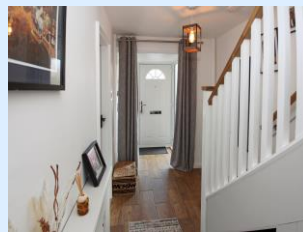
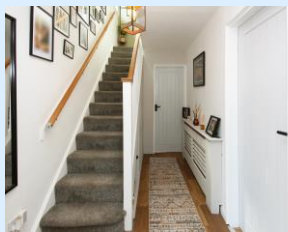


# HARWOOD

## THE ESTATE AGENT

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

1 Teme Avenue, Wellington, Telford, Shropshire, TF1 3HU



**Offers in  
Excess of  
£245,000**

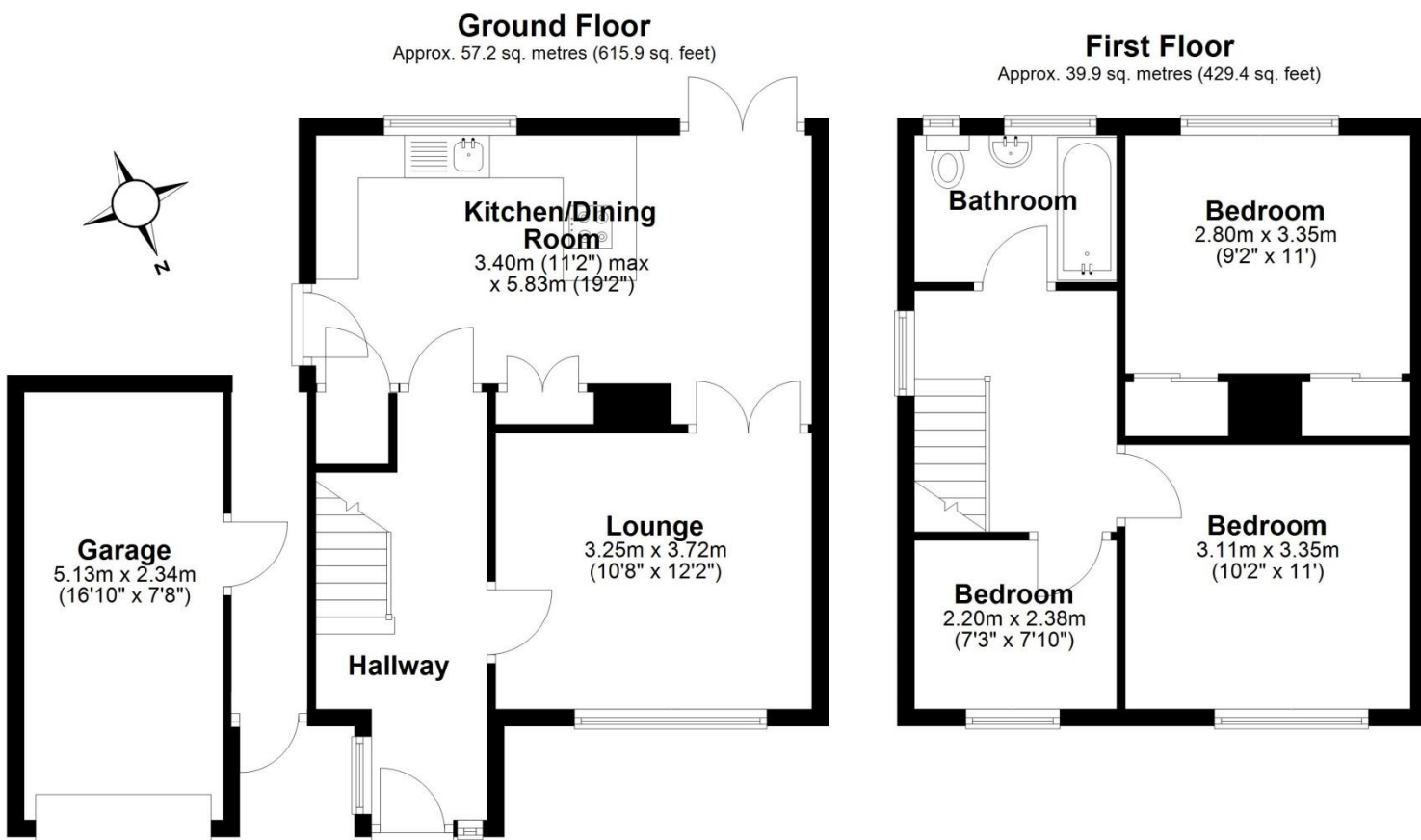
A well positioned Three Bedroom Semi Detached Property with garage, driveway and garden Providing approximately 97.1 sq metres ( 1045.3 sq feet ) of living space Situated within a much sought after residential area, with local shops close by, perfect access to the local main road network, M54 link, local schools and the Wellington Railway Station. A short walk into the Historical local Wellington Market Town with a wealth of Shops, amenities and facilities. The PRH Hospital is also nearby.

Ground floor: Through hallway, lounge with double doors opening into the modern stylish kitchen / dining room with integrated appliances and patio doors opening onto the rear garden area. First floor: Main bedroom with built in wardrobes, very good sized second bedroom and a third single bedroom. Main bathroom with shower over the bath, gas central heating and double glazing. Outside area: Driveway with ample parking, garage, rear enclosed garden with patio and decorative shale areas.

**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 B
<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

05 May 2025

