

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
12 Sytch Lane, Waters Upton, Telford, Shropshire, TF6 6NT



£575,000

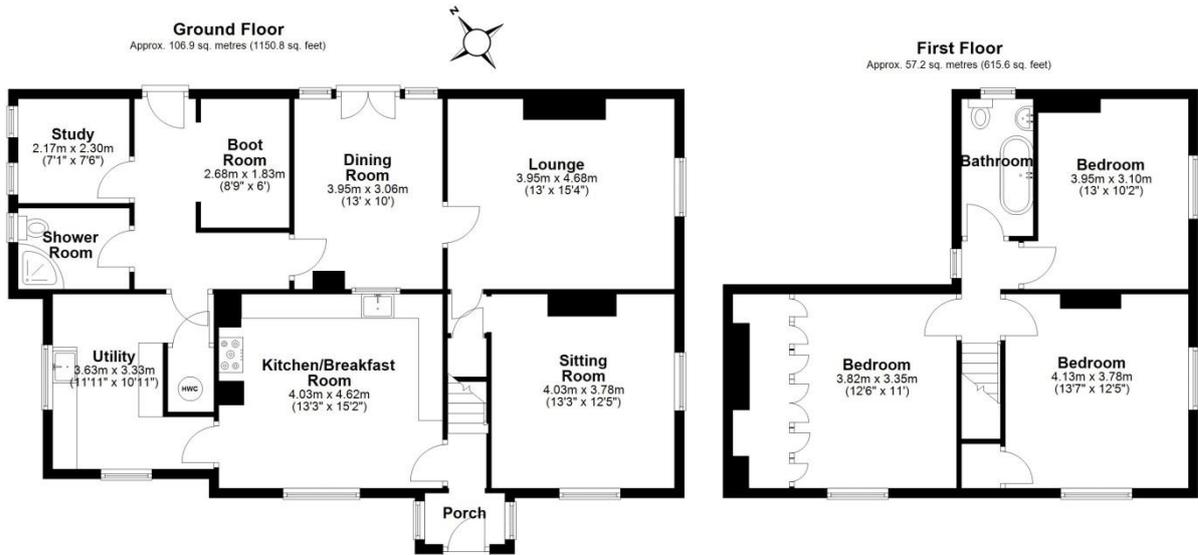
Wonderfully Charming Character Rich Three Bedroom Detached Cottage – Sytch Lane, Waters Upton, TF6 6NT Village location, tucked away in the picturesque village of Waters Upton, this delightful excellently sized three-bedroom detached cottage offers a rare opportunity to enjoy peaceful rural living with excellent access to nearby towns and transport links. Providing approximately 164.1 sq meters (1766.4 sq Feet) of excellently flexible living accommodation. Key Features: Entrance porch, sitting room with log burning stove, spacious lounge with feature fireplace and log burning stove, separate dining room with French doors opening onto patio area, boot room, study, kitchen/breakfast room with integrated appliances and ample storage, separate excellently sized utility room and ground floor shower room. Gas central heating and double glazing. First floor: Three very good sized comfortable bedrooms, ideal for families or guests and family bathroom. Outside area: Gated block paviour driveway with ample parking, cobbled stone additional hardstanding area, Oak timber garage, timber framed car port, rear garden area with patio areas, lawn, and mature borders. Outbuilding, log store, further front and side garden area. Freehold property in a sought-after Shropshire village Location: Waters Upton is a charming village just 8 miles from Newport and 6.5 miles from Wellington Market Town offering a peaceful lifestyle with local amenities including a village shop and primary school. Excellent road links via the A442 and M54 make commuting easy. Early viewing is highly recommended.

Sales
01952 641111

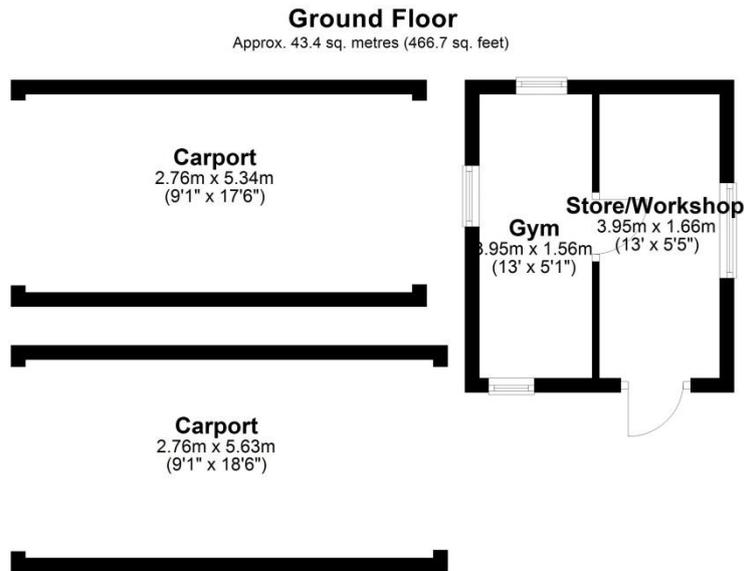
email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505



Total area: approx. 164.1 sq. metres (1766.4 sq. feet)



Total area: approx. 43.4 sq. metres (466.7 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band E
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 14 June 2025

