

HARWOOD

THE ESTATE AGENT

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

83 Severn Drive, Wellington, Telford, Shropshire, TF1 3HZ



**Offers in
Excess of
£240,000**

Excellently Positioned Three Bedroom Semi Detached Property overlooking Dot Hill Pool with garage, driveway and garden. The property is located on the very edge of the much sought after residential area of the Brooklands estate with open view to the front of the property overlooking grass area and Dot Hill Pool. Nearby are local shops and schools, the Wellington Market Town with a wealth of shops, along with the PRH Hospital and Wellington Railway Station are all nearby.

Providing approximately 92.0 sq metres (990.7 sq feet) of living space Ground floor: Through hallway, lounge with double doors opening into the kitchen / diner. First floor: Main bedroom with built in wardrobe, excellently sized second bedroom and a third single bedroom. Main shower room, gas central heating and double glazing. Outside area: Driveway with ample parking, garage, rear enclosed garden with patio and decorative shale area. No Upward Chain

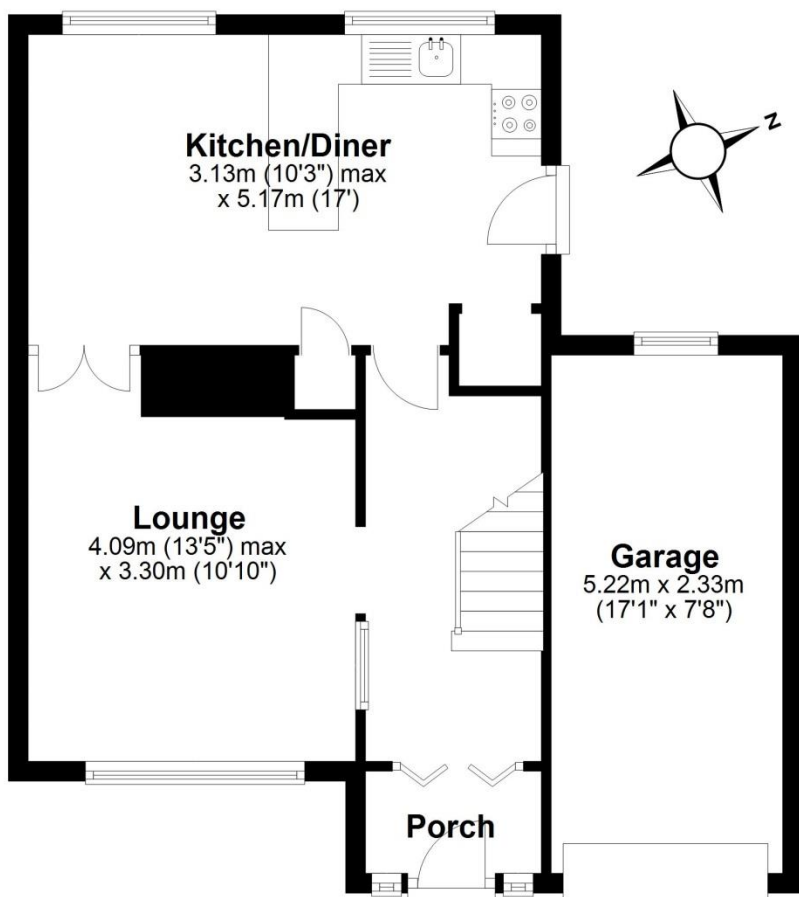
**Sales
01952 641111**

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

**Lettings
01952 505505**

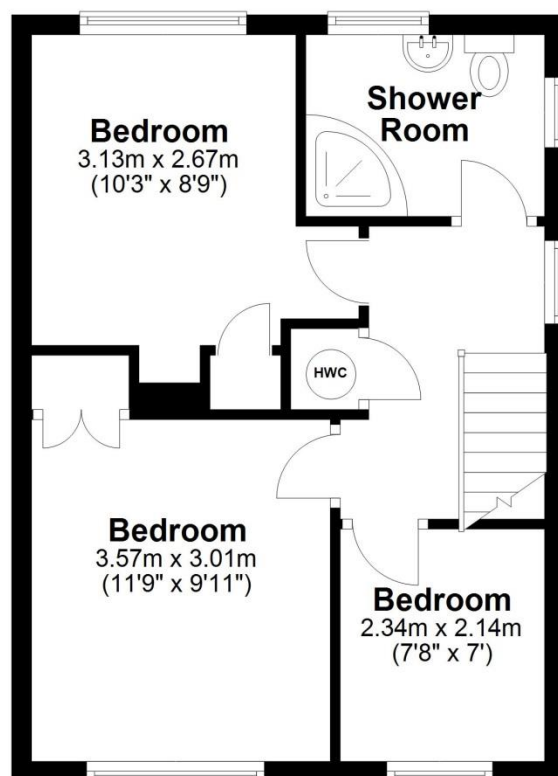
Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 92.0 sq. metres (990.7 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band B
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

21 July 2025

