

# HARWOOD

## THE ESTATE AGENT

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

5 Mill Bank, Wellington, Telford, Shropshire, TF1 1RX



**Offers in  
Excess of  
£260,000**

Brilliantly Renovated and Modernised, Three Bedroom Terraced Property with enclosed long rear garden and parking. Providing approximately 90.4 sq. meters ( 973.2 sq. Feet ) of living space. Situated, within excellent access to the Wellington market town, offering a wealth of local shops, cafes, and facilities. Nearby is also the Princess Royal Hospital, the Wellington railway station and local schools. Ground floor: Dining room, lounge, modern and stylish integrated kitchen / breakfast room with built in oven, hob, exactor and dish washer. Utility area, ground floor wc, gas central heating and double glazing. First floor: Three bedrooms and bathroom with shower over the bath. Outside: Gravel parking area to the front of the property. Long rear enclosed garden with wooden decking area and lawn.



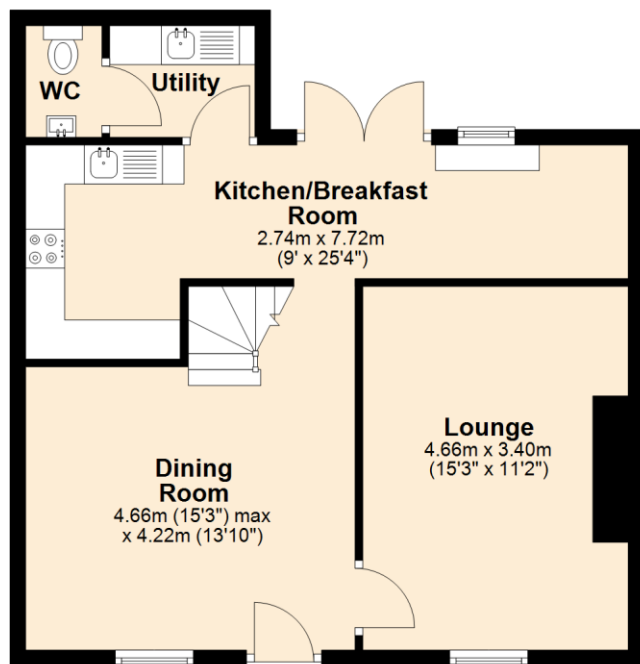
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

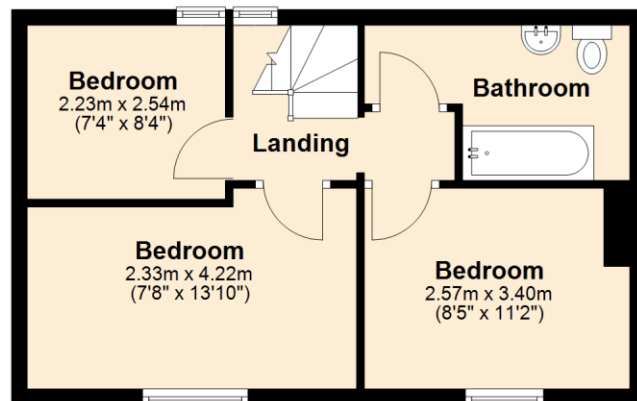
### Ground Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)

|                                |                                                                                                                                                                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>                  | <b>We are advised by the vendor that the property is Freehold</b>                                                                                                                                                                                                                                      |
| <b>Council Tax</b>             | <b>Awaiting Conformation</b>                                                                                                                                                                                                                                                                           |
| <b>Fixtures &amp; Fittings</b> | Where specifically mentioned in these sales particulars are included in the sale price.                                                                                                                                                                                                                |
| <b>N.B</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>                                                                                                       |
| <b>Viewing Arrangements</b>    | <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.</b> |

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

01 August 2025

