

# HARWOOD

## THE ESTATE AGENT

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

Ashley House 10b , Queen Street, Wellington, Telford, Shropshire, TF1 1EH



**Offers in  
Excess of  
£650,000**

Excellent Presented, Spacious Four Bedroom Detached Property with gardens, ample parking and large Annex all located within the centre of Town. The property offers amazing versatile living with three en-suites, four bedrooms, three reception rooms, excellent outdoor entertaining space and a unique expansive detached annex ideal for a multitude of different uses. Providing approximately 173.1 sq metres ( 1863.5 sq feet ) of incredible central Town living space. Situated within the very heart of the Historical Wellington Market Town with a wealth of Shops, amenities and facilities. Perfect access to the Wellington Railway Station, Bus Station, local main road network, M54 link, local schools and the Princess Royal Hospital is also nearby. Ground floor: Reception Hall, ground floor wc/cloak, lounge with feature fire place, opening into the dining room, separate sitting room, spacious modern and stylish integrated kitchen / breakfast room and utility room. Double French doors opening into the conservatory over looking the rear enclosed private garden area. The property has gas central heating and double glazing, also the additional benefit of solar panels helping to provide reduced energy bills. The First floor: Primary bedroom with en-suite shower room, guest bedroom with en-suite shower room and built in wardrobes. A further third excellently sized bedroom with en-suite bathroom and a fourth single bedroom. Detached annex building: This truly is a gem, the annex has a multi purpose use and currently is used for entertaining, however, easily could accommodate additional living and has staircase leading to the first floor with skylight windows. Outside area: Excellently spacious gated block paved driveway with ample parking and lawn area enclosed by a low wall. The driveway extended to the side of the property affording vehicle access if required to the rear of the property. The rear enclosed garden area has an amazing spacious covered entertaining area, ideal for those wishing to entertain, however, also serves as a private retreat area of relaxation. Truly a property to be viewed to appreciate the versatility on offer.

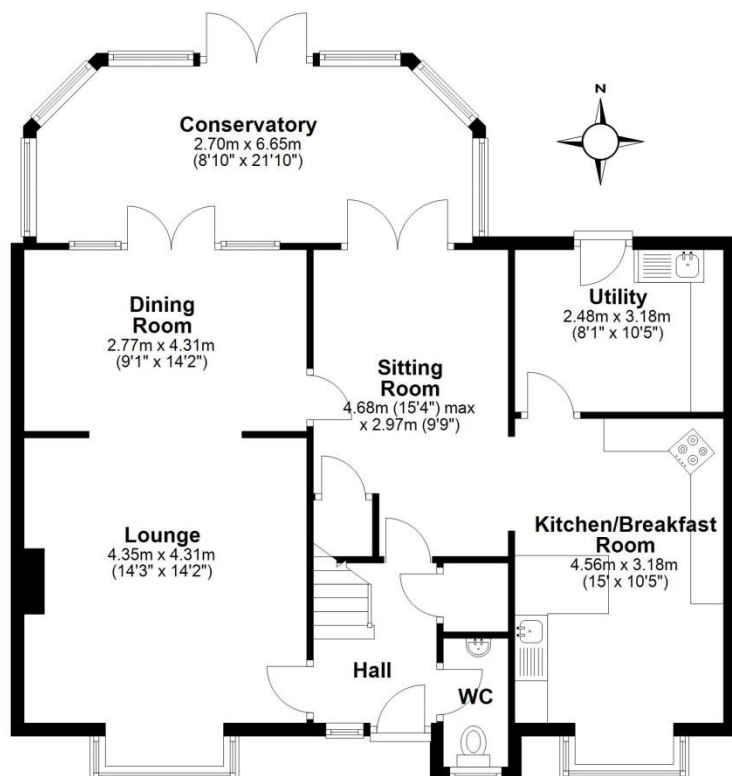
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

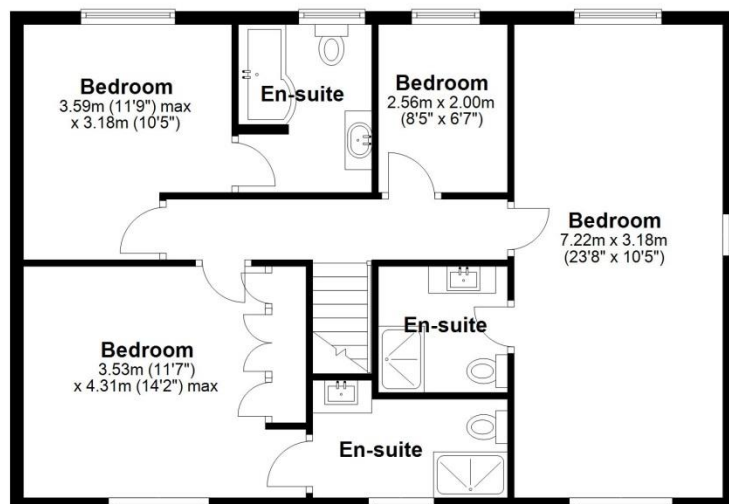
## Ground Floor

Approx. 96.1 sq. metres (1034.0 sq. feet)



## First Floor

Approx. 77.1 sq. metres (829.5 sq. feet)



Total area: approx. 173.1 sq. metres (1863.5 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 September 2025

