

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
1 Bowlers Close, Wellington, Telford, Shropshire, TF1 2GL



**Offers in
Excess of
£300,000**

Excellent presented, spacious Three Bedroom Semi-Detached Property with driveway and enclosed rear garden Providing approximately 100.5 sq metres (1082.1 sq feet) of living space The Style, layout and size is very similar to a detached property within the area and located within a desirable modern residential area. Excellent access to the Wellington railway station, local main road network and M54 link. A short walk into the historical local Wellington market town offering a wealth of Shops, amenities and facilities. The Princess Royal Hospital is also nearby along with local schools. Within easy access of the Wrekin area which is ideal for walks, running, or cycling.

Ground floor: Hallway, ground floor cloak/wc, spacious lounge, open plan stylish and modern integrated kitchen / dining area with French doors opening onto the rear garden patio area. Separate utility, gas central heating and double glazing.

First floor: Primary bedroom with dressing area, built in wardrobes and en-suite shower, two further very good sized bedrooms and a family bathroom. Outside area: Driveway, side gated access to the rear enclosed garden with patio and lawn area.

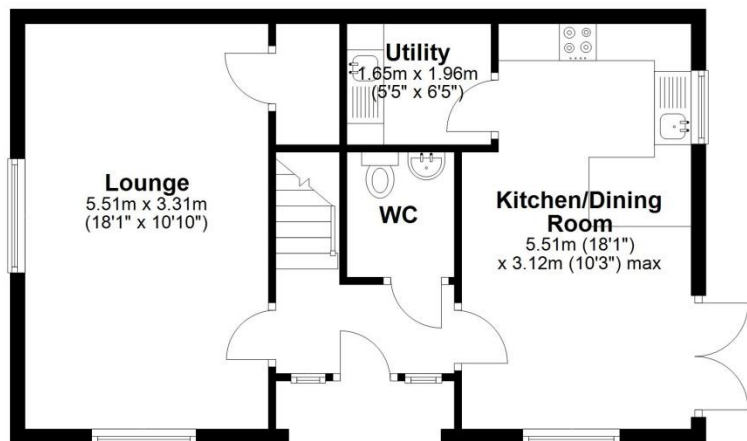
Sales
01952 641111

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

Lettings
01952 505505

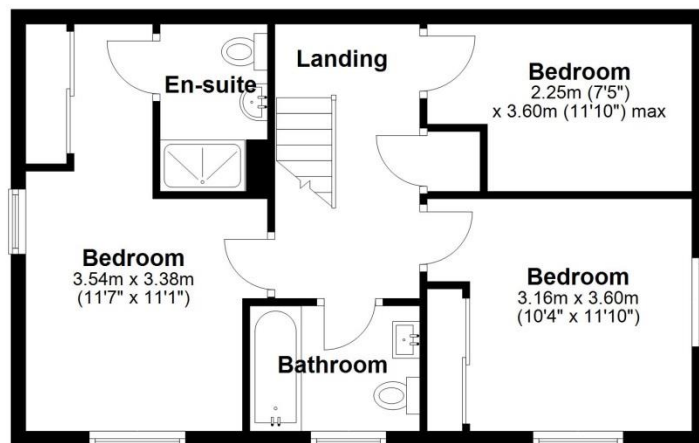
Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



Total area: approx. 100.5 sq. metres (1082.1 sq. feet)

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

30 October 2025

