

HARWOOD

THE ESTATE AGENT

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

64 Roseway, Wellington, Telford, Shropshire, TF1 1HS



**Offers in
Excess of
£140,000**

Excellent presented Two Bedroom Terraced property with conservatory and brilliantly spacious rear garden.

Providing approximately 63.3 sq meters (681.4 sq Feet) of living space

Situated within a much sought after mature residential area, a short walk into the Historical Local Wellington Market Town with a wealth of Shops, amenities and facilities. Perfect access to the local main road network, M54 link, local schools, Wellington Railway Station and the Princess Royal Hospital is also near by. Comprising: Entrance porch, lounge with bay window and feature fireplace, modern fitted kitchen/diner with useful pantry storage and conservatory opening on to the rear garden area First floor: Main bedroom with bay window, built in wardrobe and of very good size, bedroom two also of good size, modern bathroom with shower over the bath, gas central heating and double glazing. Front enclosed garden with decorative shale area, excellent spacious enclosed rear garden with wooden decking leading to lawn area.

No Upward Chain

**Sales
01952 641111**

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

**Lettings
01952 505505**

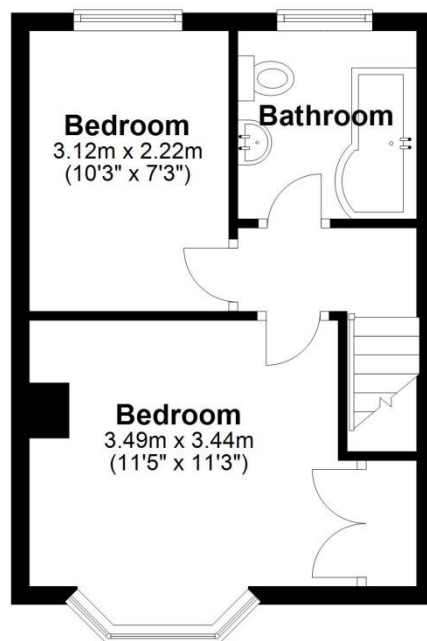
Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 63.3 sq. metres (681.4 sq. feet)

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

05 October 2021

