

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
90 Wrekin Road, Wellington, Telford, Shropshire, TF1 1RJ



Offers in  
Excess of  
£180,000

A well Positioned Two Bedroom Terraced property Providing approximately 71.2 sq meters ( 766 sq ft ) of living accommodation Ideally positioned, a short walk into the local Wellington Market Town with a wealth of shops and the Wellington Railway Station. Access to the local main road network, M54 link, local schools and the Princess Royal Hospital is also nearby. Ground floor: : Hallway, lounge with feature fireplace, dining room with feature fire place, under stairs storage, kitchen, gas central heating and double glazing. First floor: Two bedrooms, main bathroom with bath and shower over the bath. Outside: Enclosed rear garden area. No Upward Chain.

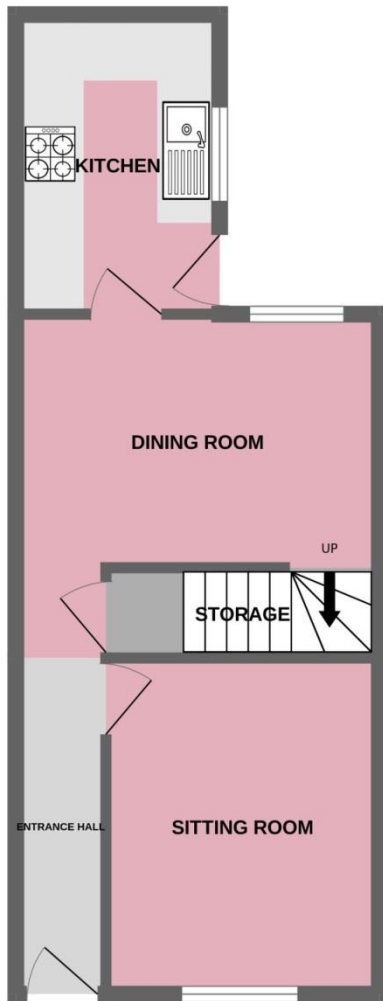


**Sales**  
**01952 641111**

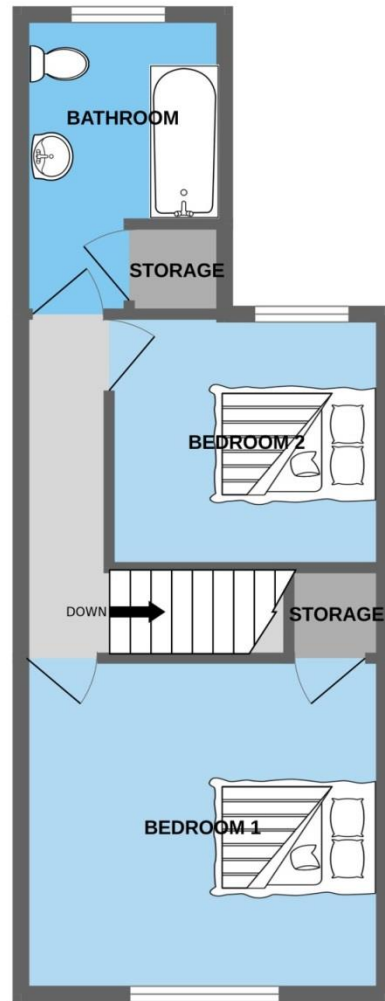
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA - 766 sq.ft. (71.2 sq.m.) approx.  
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<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band B</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 25 April 2024

