

# HARWOOD

## THE ESTATE AGENT

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

16 Hengrave Meadow, Newdale, Telford, Shropshire, TF3 5ER



**Offers in the  
Region Of  
£245,000**

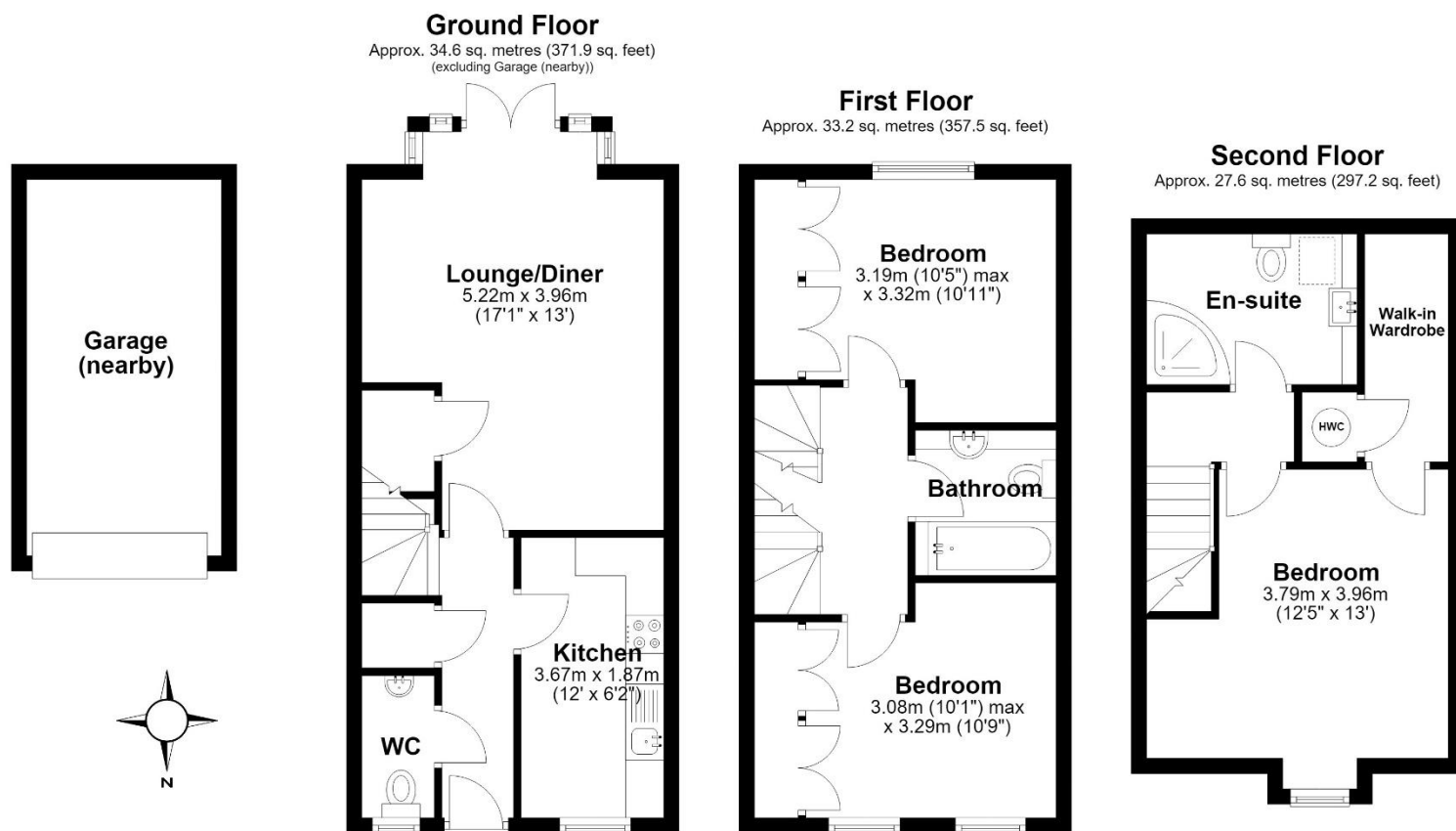
Hengrave Meadow, Newdale, Telford, TF3 5ER Situated in the popular residential area of Newdale, conveniently positioned for Telford Town Centre, the M54 motorway network, local schools and a range of everyday amenities, this attractive three-storey, three-bedroom townhouse offers spacious and versatile accommodation extending to approximately 1,026 sq ft (95.4 sq m).

The property is approached via a small front garden and the accommodation is well proportioned throughout, making it ideal for families, professional couples or those seeking flexible living space across three floors. The ground floor comprises an entrance hall, a useful guest cloakroom/WC, a fitted kitchen and a generous lounge/dining room measuring over 17ft in length providing ample space for relaxing, entertaining and benefits from French doors opening directly onto the rear garden. To the first floor are two well-proportioned double bedrooms and a family bathroom. Occupying the entire second floor is an impressive principal bedroom suite featuring a walk-in wardrobe and a private en-suite shower room, creating an excellent retreat away from the rest of the house. Externally, the property has a garage and enjoys an enclosed rear garden, with lawn and patio area providing a pleasant outdoor space for families and entertaining. This well-presented townhouse combines generous accommodation, practical family living and a highly convenient location, making it a great opportunity for a wide range of buyers.

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

|                                |                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>                  | We are advised by the vendor that the property is Freehold                                                                                                                                                                                                                                      |
| <b>Council Tax</b>             | Band C                                                                                                                                                                                                                                                                                          |
| <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

27 July 2026

