

HARWOOD

THE ESTATE AGENT

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

7 Wellings Grove, Arleston, Telford, Shropshire, TF1 2NF



**Offers in the
Region Of
£260,000**

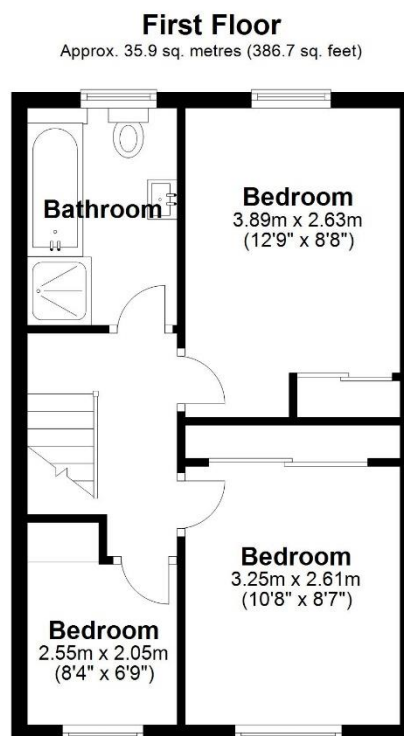
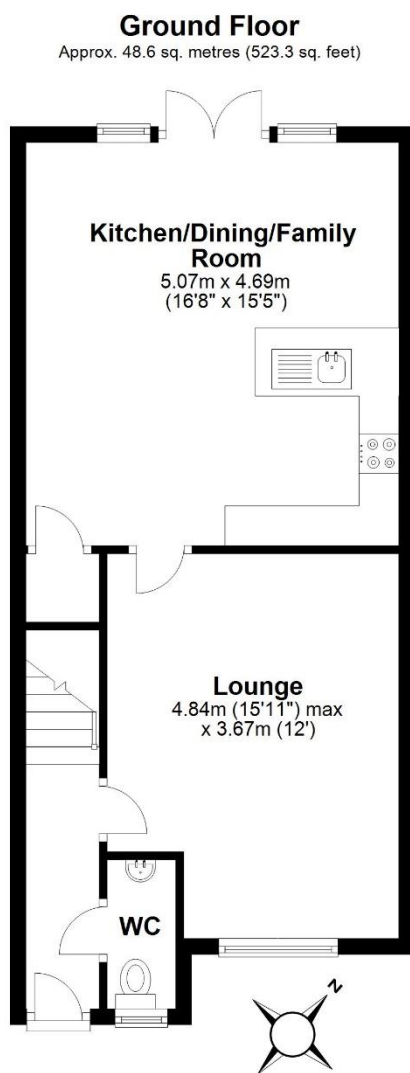
**Excellent Presented Newly constructed Three Bedroom Semi Detached Property with enclosed garden and ample parking.
Providing approximately 84.5 sq metres (910.0 sq feet) of living space**

located on the edge of the historical Wellington Market Town with a wealth of Shops, amenities and facilities, the Wellington railway station, Princess Royal Hospital, local schools and the Telford college are all nearby. Ground floor: Reception hallway, ground floor wc, lounge, excellently spacious modern kitchen / dining / family room with integrated appliances, sky light windows affording wonderful natural lighting and French doors opening onto the rear garden area. First floor: Main bedroom with built in wardrobe, second bedroom also with built in wardrobe, third single bedroom and family bathroom with bath and separate shower. Outside: The front of the property has garden area and driveway with ample parking. Side gated access to the rear enclosed garden with wooden decking area and lawn.

**Sales
01952 641111**

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

**Lettings
01952 505505**



Total area: approx. 84.5 sq. metres (910.0 sq. feet)

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

19 July 2024

