

HARWOOD

THE ESTATE AGENT

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

25 Wiseman Crescent, Wellington, Telford, Shropshire, TF1 2FJ



**Offers Over
£105,000**

Excellent Presented, Nicely Positioned, Two Bedroom End of Terraced Property with driveway and enclosed rear garden. Providing approximately 62.7 sq meters (675.4 sq ft) of living accommodation

PLEASE NOTE: THIS PROPERTY IS OFFERED AS A 50% SHARE OWNERSHIP.

Situated within a much sought after residential area, a short distance away is the historical local Wellington Market Town with a wealth of shops, amenities and facilities. Excellent access to the local main road network, M54 link, local schools, Wellington Railway Station and the Princess Royal Hospital is also nearby.

Ground floor: Lounge with door opening onto the garden area , modern stylish kitchen area, ground floor wc, gas central heating and double glazing. First floor: Two good sized bedrooms, one with built in wardrobe and a modern main Shower room with walk in shower with glass screen. Outside area: Driveway leading to the excellently maintained enclosed rear garden area with decorative shale areas and patio.

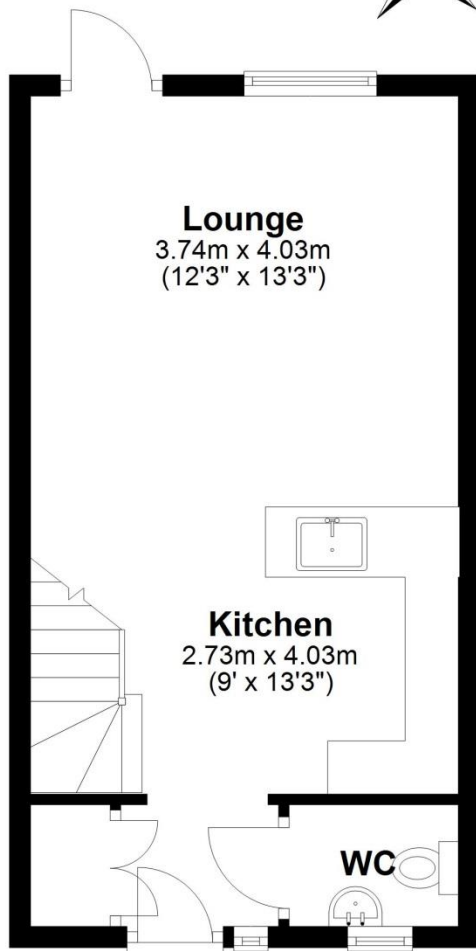
Sales
01952 641111

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

Lettings
01952 505505

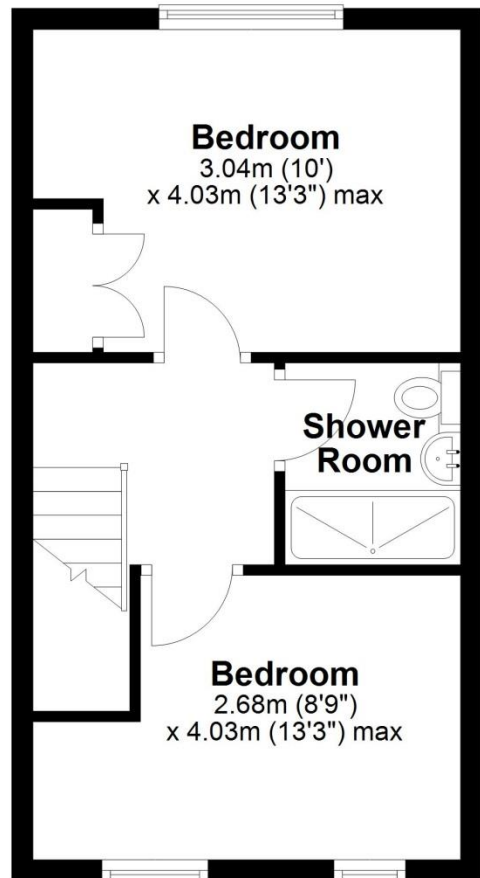
Ground Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 62.7 sq. metres (675.4 sq. feet)

Tenure	We are advised by the vendor that the property is Leasehold
Council Tax	Band B
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

09 July 2025

