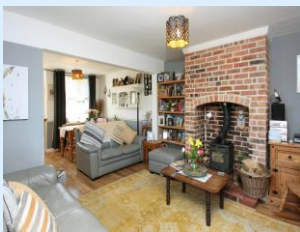


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
154 Haybridge Road, Wellington, Telford, Shropshire, TF1 2NW



**Offers Over
£225,000**

Excellently presented spacious Three Bedroom Character rich End of Terraced Property with garage, driveway and rear enclosed garden. Providing approximately 106.9 sq meters (1150.8 sq Feet) of living space Located along the Haybridge Road, excellently positioned for the Telford College and within a short drive into the historical Wellington market Town providing a wealth of Shops, amenities and facilities. The Princess Royal Hospital is also near by with great access to the local main road network, M54 link, local schools and the Wellington Railway Station.

Ground floor: Dining area, lounge with feature fireplace and log burner, galley style kitchen with integrated appliances, ground floor wc, gas central heating and double glazing. First floor: Two bedrooms and bathroom with bath and separate shower. Second floor: Wonderfully sized bedroom with open plan en-suite bathroom. Driveway with ample parking, excellently sized detached garage, rear enclosed garden with artificial grass lawn.

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 106.9 sq. metres (1150.8 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

03 April 2025

