

HARWOOD

THE ESTATE AGENT

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

Clowder Cottage 3, Constitution Hill, Wellington, Telford, Shropshire, TF1 3BA

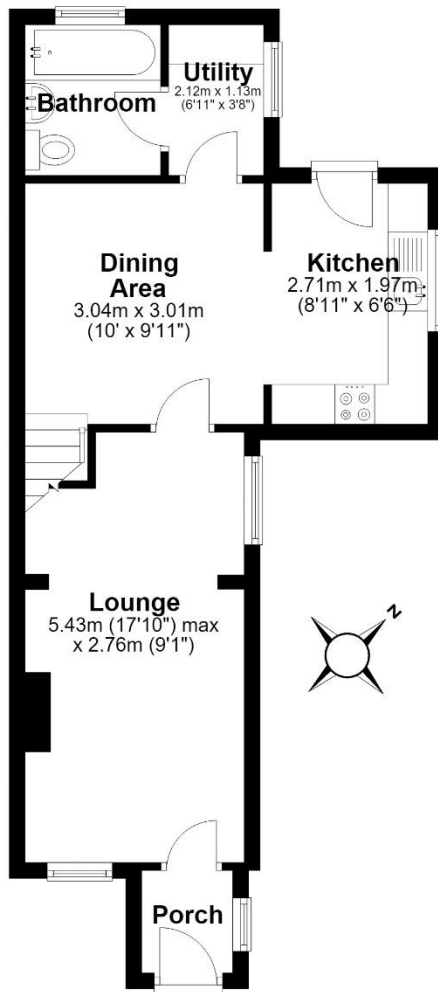


£230,000

A beautifully renovated two-bedroom character cottage set on an exceptionally generous plot, benefiting from extensive block paviour driveway and impressively large rear garden, conveniently positioned close to Wellington town centre and local amenities. This charming period property has been thoughtfully modernised throughout to create a blend of character and contemporary living. Ideal for first-time buyers, downsizers or investors, the property offers excellently presented accommodation arranged over two floors. The accommodation is entered via enclosed porch leading into a spacious lounge, a bright and welcoming room featuring attractive flooring and a contemporary fireplace. Beyond the lounge is a separate dining area which provides excellent space for entertaining and everyday family living, opening through to a modern and stylish fitted kitchen complete with brand new integrated appliances and direct access to the rear garden. Also located on the ground floor is a very useful utility area and stylish newly refitted bathroom incorporating a modern white suite with shower over the bath with thermostatic shower. To the first floor are two bedrooms, together with a versatile landing area which lends itself perfectly to a home office, study space or dressing area. The principal bedroom is particularly generous in size, whilst the second bedroom provides ideal guest accommodation, nursery or workspace. The property has many enhanced features including a brand new boiler with 10 year warranty and gas central heating system, new bathroom with thermostatic shower. Externally, the property enjoys an impressive plot with extensive driveway parking to the front. To the rear is a substantial garden which is a particular feature of the property, comprising a large, gravelled area and extensive lawned garden bordered by mature trees and established planting, offering excellent privacy and a wonderful outdoor space for families, gardeners and those who enjoy entertaining. In addition, beyond the rear garden fence, a timber gate provides access to a further section of land belonging to the property. This additional secret garden area is enclosed and currently left in a natural, wildlife-friendly state, offering future potential for a variety of uses. Viewing is highly recommended to appreciate the quality of accommodation and exceptional size of plot on offer. Offered with No Upward Chain.

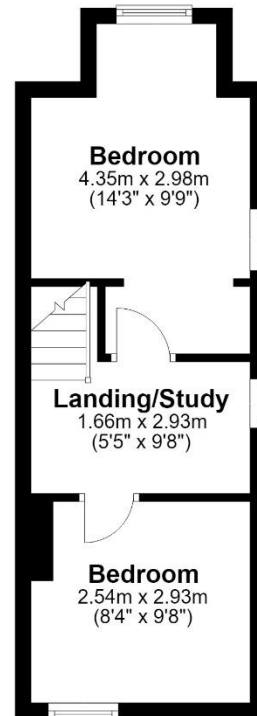
Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.4 sq. feet)



Total area: approx. 60.1 sq. metres (646.7 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

07 September 2026

