

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
4 Woodhall Close, Shawbirch, Telford, Shropshire, TF5 0PA



**Offers Over
£180,000**

Woodhall Close, Shawbirch, Telford, TF5 0PA Situated in the highly sought-after residential area of Shawbirch, this well positioned two-bedroom terraced home offers an excellent opportunity for first-time buyers, downsizers or investors alike. Providing approximately 66.9 sq. metres (720.5 sq. feet) of living space, the property combines practical accommodation with a convenient location close to local amenities and transport links. Shawbirch is a popular and established neighbourhood, offering easy access to the main road network, nearby shops, a medical centre and reputable local schools. The Princess Royal Hospital is also within close proximity, while the historic market town of Wellington is just a short drive away. The accommodation briefly comprises: Entrance hallway, lounge, to the rear, an open plan kitchen/diner provides a functional and sociable space, with double doors opening on to the garden aptio area. The property benefits from gas central heating and double glazing throughout. First floor: The main bedroom features a fitted wardrobe, second bedroom generously sized and stylish bathroom with shower over the bath. Externally, the property benefits from a driveway providing off-road parking, along with a rear enclosed garden with patio and lawn offering a private outdoor space. Offered with No Upward Chain, this attractively located home presents a straightforward purchase opportunity and early viewing is highly recommended.

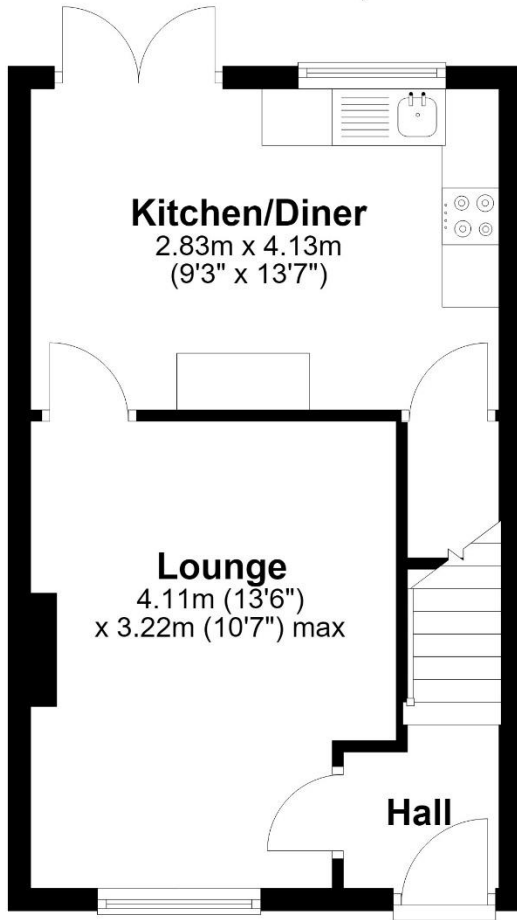
Sales
01952 641111

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

Lettings
01952 505505

Ground Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



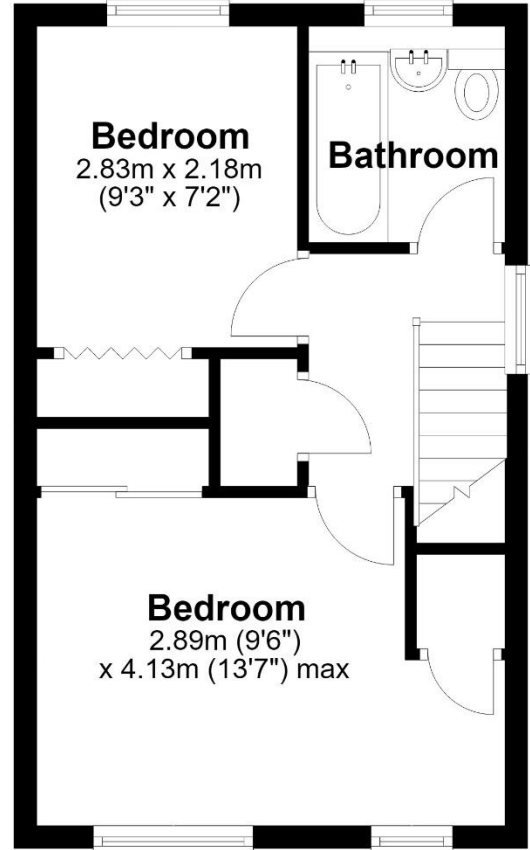
Kitchen/Diner
2.83m x 4.13m
(9'3" x 13'7")

Lounge
4.11m (13'6")
x 3.22m (10'7") max

Hall

First Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



Bedroom
2.83m x 2.18m
(9'3" x 7'2")

Bathroom

Bedroom
2.89m (9'6")
x 4.13m (13'7") max

Total area: approx. 57.8 sq. metres (622.7 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
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

29 June 2026

