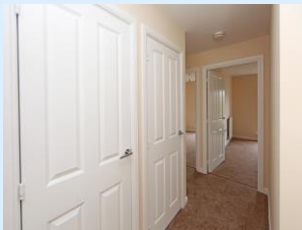


# HARWOOD

## THE ESTATE AGENT

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

22 Sorbus Avenue, Hadley, Telford, Shropshire, TF1 5TL



**£130,000**

Two Bedroom First Floor Apartment - Sorbus Avenue, Hadley, Telford, TF1 5TL Situated in the popular and well-established residential area of Hadley, this well-presented two-bedroom first-floor apartment offers spacious, low-maintenance accommodation, making it an excellent opportunity for first-time buyers, downsizers or investors alike. The property extends to approximately 59.7 sq m (642 sq ft) and is thoughtfully arranged throughout. Upon entering, a central hallway provides access to all principal rooms. The bright and generously proportioned lounge/dining room measures an impressive 12'6" x 15'1" (3.81m x 4.60m), creating a versatile living space ideal for both relaxing and entertaining. Double doors allow plenty of natural light to flood the room, enhancing the sense of space. The fitted kitchen enjoys a practical layout with ample worktop and storage space, making everyday cooking both convenient and efficient. There are two bedrooms, including a well-sized principal bedroom benefiting from its own en-suite shower room, while the second bedroom offers flexibility as a guest room, home office or nursery. A separate family bathroom completes the accommodation. Sorbus Avenue is conveniently located within Hadley, a popular residential area on the northern side of Telford. The property is within easy reach of a wide range of local amenities including shops, supermarkets, schools and leisure facilities. Hadley railway station is nearby, providing regular services to Telford Central, Shrewsbury and Birmingham, whilst excellent road connections via the A442 and M54 offer convenient commuting throughout the region. Telford Town Centre, The Forge Retail Park and Princess Royal Hospital are all easily accessible, making this an ideal location for professionals, commuters and investors seeking a well-connected home.

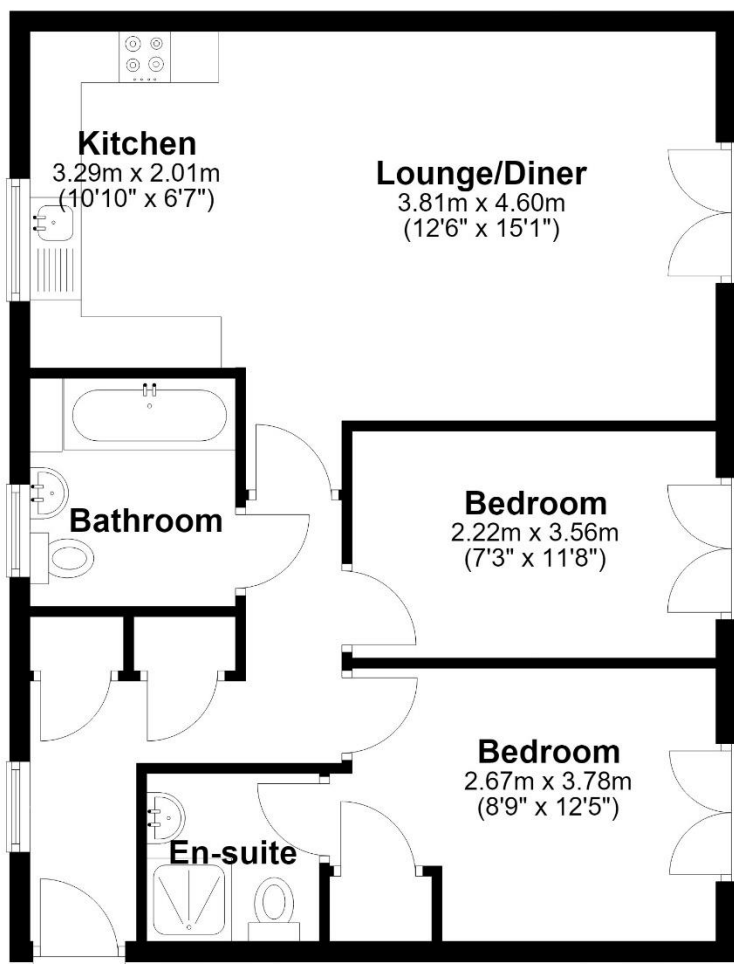
**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**

## First Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



Total area: approx. 59.7 sq. metres (642.2 sq. feet)

|                                |                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>                  | We are advised by the vendor that the property is Leasehold 125 years from 1st January 2014                                                                                                                                                                                                     |
| <b>Council Tax</b>             | Band B                                                                                                                                                                                                                                                                                          |
| <b>Fixtures &amp; Fittings</b> | Where specifically mentioned in these sales particulars are included in the sale price.                                                                                                                                                                                                         |
| <b>N.B</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.                                                                                                       |
| <b>Viewing Arrangements</b>    | 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 2026

