

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
14 Caldera Road, Hadley, Telford, Shropshire, TF1 5LT



Offers in
Excess of
£269,000

Spacious and Well Positioned, Four Bedroom Family Home Providing approximately 92.7 sq metres (997.8 sq feet) of versatile living accommodation. Located within a much sought after residential area, excellent access to the local main road network, nearby local shops, schools, Wellington Market Town, train station and the Princess Royal Hospital. Ground floor: Hallway, ground floor wc, lounge/diner with French doors opening onto the rear garden patio, modern integrated kitchen, gas central heating and double glazing. First floor: Main bedroom with ensuite shower room and double wardrobes. Excellently spacious second bedroom, two further bedrooms and bathroom with shower over the bath. Outside: Driveway with ample parking and front lawn area, detached garage, with gated access to the rear enclosed garden with lawn and patio. The property is offered with No Upward Chain. (Currently tenanted awaiting internal photos)



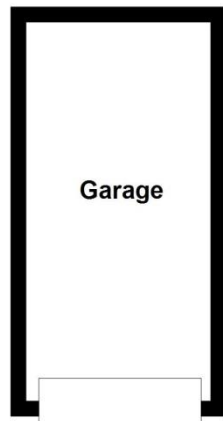
Sales
01952 641111

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

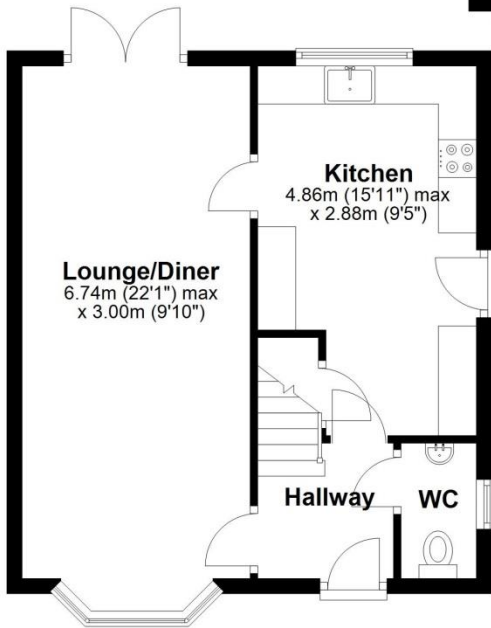
Lettings
01952 505505

Ground Floor

Approx. 40.4 sq. metres (434.3 sq. feet)
Excluding Garage



Garage



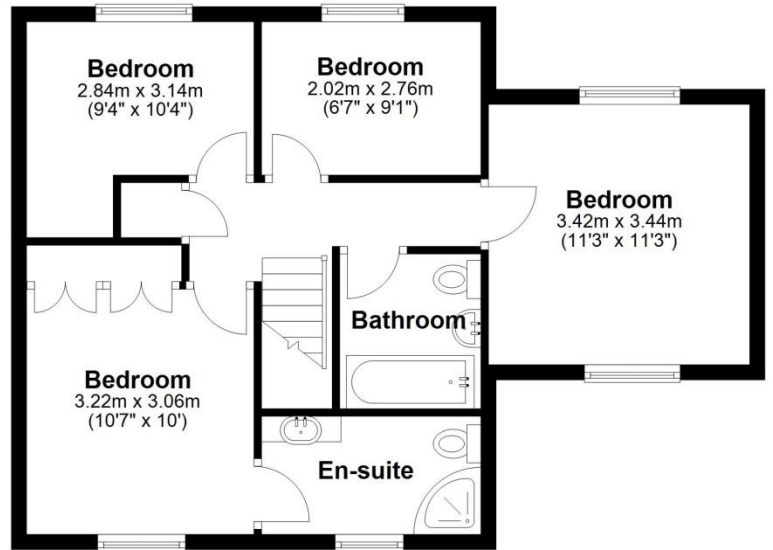
Lounge/Diner
6.74m (22'1") max
x 3.00m (9'10")

Kitchen
4.86m (15'11") max
x 2.88m (9'5")

Hallway **WC**

First Floor

Approx. 52.4 sq. metres (563.5 sq. feet)



Bedroom
2.84m x 3.14m
(9'4" x 10'4")

Bedroom
2.02m x 2.76m
(6'7" x 9'1")

Bedroom
3.42m x 3.44m
(11'3" x 11'3")

Bedroom
3.22m x 3.06m
(10'7" x 10')

Bathroom

En-suite

Total area: approx. 92.7 sq. metres (997.8 sq. feet) Excluding Garage

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band D
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 26 January 2026

