

HARWOOD

THE ESTATE AGENT

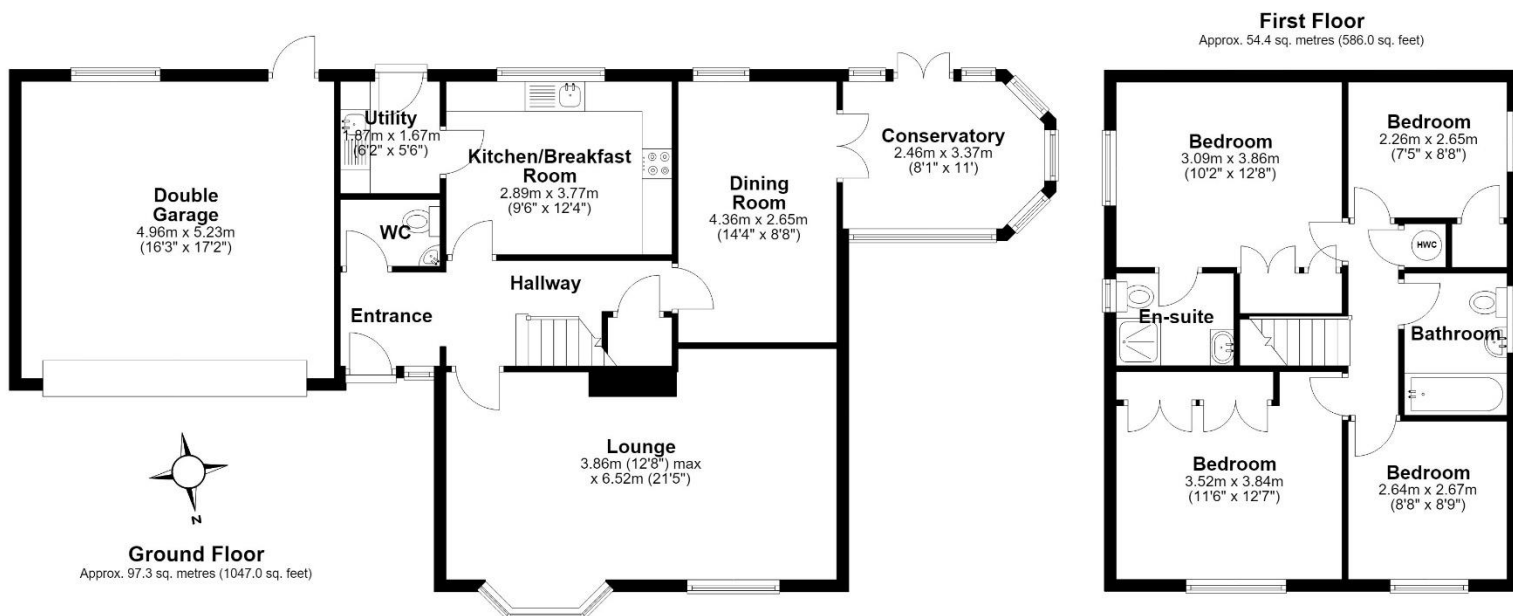
44-46 market street, wellington, telford. shropshire. TF1 1DT

9 St Margarets Drive, Wellington, Telford, Shropshire, TF1 3PH



£400,000

A spacious and well-presented four-bedroom detached family home with double garage, conservatory and generous living accommodation, situated in a highly sought-after residential location close to Wellington town centre, excellent schools and transport links. Occupying a desirable position within a popular Wellington neighbourhood, this impressive detached property offers over 1,630 sq ft (151.7 sq mtr) of accommodation, making it an ideal home for growing families seeking both space and convenience. The ground floor is thoughtfully arranged around a welcoming entrance hall, leading to a substantial 21ft lounge featuring a bay window that creates a bright and comfortable living space. The separate dining room provides an excellent setting for entertaining and dining, opening into a wonderful conservatory, overlooking the rear garden, offering additional year-round living space. The well-proportioned kitchen/breakfast room serves as the heart of the home, complemented by a practical utility room and ground floor WC. A particularly attractive feature is the integral double garage, providing excellent storage and secure parking. To the first floor, the property boasts four bedrooms, including a generous principal bedroom benefitting from an en-suite shower room. Three further bedrooms are served by a modern family bathroom, creating flexible accommodation suitable for families, guests or those working from home. Externally, the property benefits from driveway parking, a double garage and attractive gardens, offering excellent outdoor space for relaxation and entertaining. Location St Margarets Drive is conveniently located within easy reach of Wellington town centre, which offers a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities along with well-regarded local primary and secondary schools. Excellent transport connections are available including easy access to the M54 motorway link, and Wellington Railway Station is also within easy reach. The property is well positioned for access to local parks, walking routes and the extensive shopping and leisure facilities available at Telford Centre, making it a superb choice for modern family living. Viewing is highly recommended to fully appreciate the space, versatility and excellent location this superb family home has to offer.



Total area: approx. 151.7 sq. metres (1633.1 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band E
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

11 August 2026

