

HARWOOD

THE ESTATE AGENT

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

23 Rosthwaite, Wellington, Telford, Shropshire, TF1 1HX



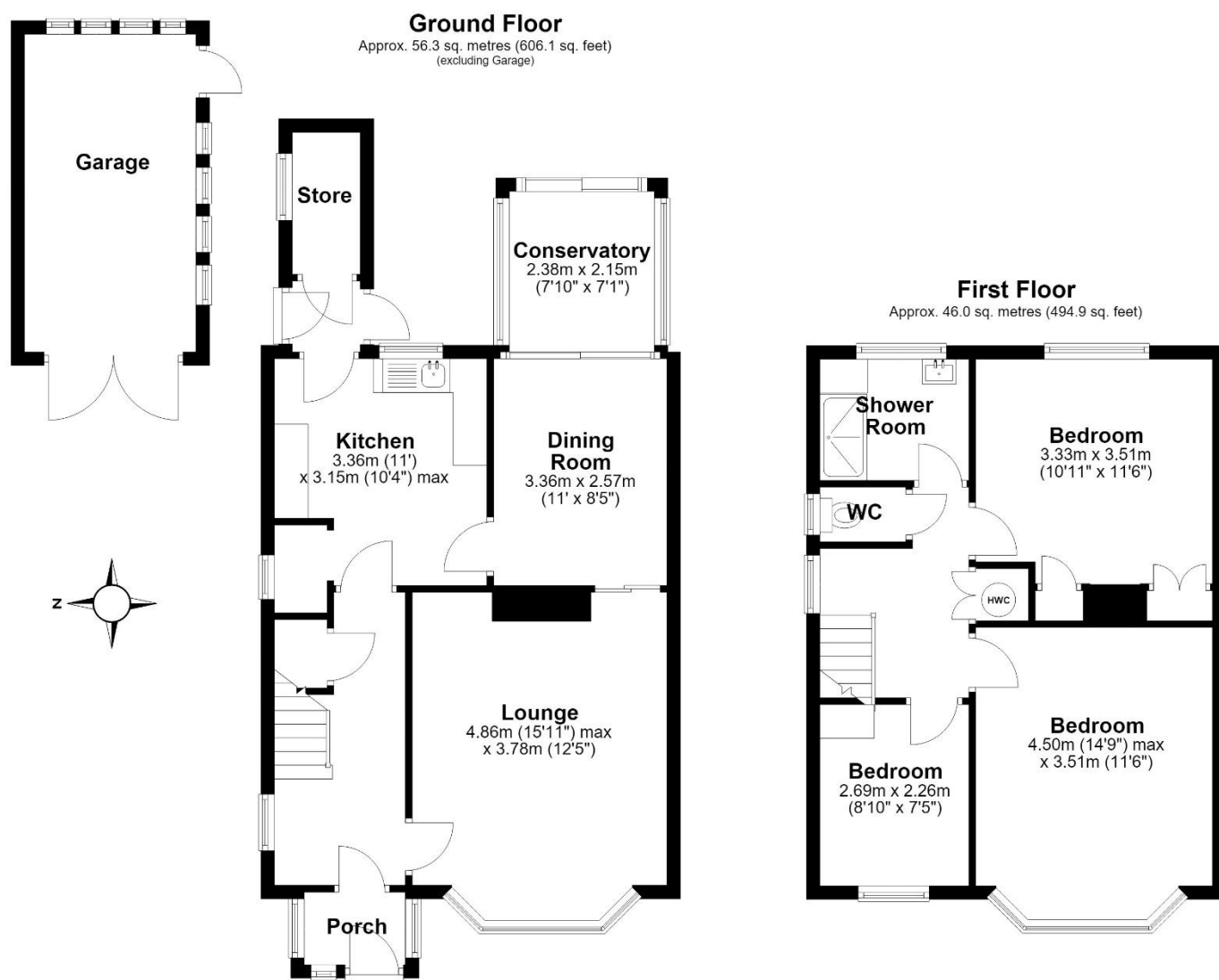
£235,000

Rosthwaite, Wellington, Telford, TF1 1HX Attractive Three-Bedroom Semi-Detached Home with Detached Garage and Conservatory Situated in a well-established and convenient residential area of Wellington, this spacious three-bedroom semi-detached home offers generous living accommodation, excellent off-road parking, garage and private rear garden, making it an ideal purchase for families, downsizers and buyers seeking a property with potential to personalise. The property is approached via a spacious driveway providing ample parking and leading to a detached garage. An enclosed porch opens into a welcoming entrance hall with stairs rising to the first floor. The ground floor accommodation centres around a generously proportioned bay-fronted lounge providing an excellent space for relaxing and entertaining. To the rear, a separate dining room enjoys views over the garden and opens directly into a bright conservatory, creating an additional reception space that can be enjoyed throughout the year. The fitted kitchen offers a range of base and wall units with access to a useful external store and the rear garden. To the first floor are three bedrooms, including two generous double bedrooms and a well-proportioned single bedroom which would also lend itself to use as a home office or nursery. The accommodation is complemented by a modern shower room featuring a large walk-in shower enclosure and a separate WC. Externally, the rear garden is designed for low maintenance and enjoys a high degree of privacy. A raised decked seating area adjoins the conservatory, creating easy access to the garden. Beyond lies a spacious patio and decorative gravelled area. Location Rosthwaite is conveniently situated in Wellington, one of Telford's most popular market towns. The property benefits from easy access to a wide range of amenities including supermarkets, independent shops, cafes, restaurants, leisure facilities the Princess Royal Hospital and Wellington railway station whilst the nearby M54 motorway offers excellent commuter links. The area is well served by local schools for all age groups and offers excellent access to nearby parks, countryside walks and the wider attractions of Telford including Telford Town Centre and The Wrekin. Offered with No Upward Chain

Sales
01952 641111

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www.telfordestateagent.co.uk

Lettings
01952 505505



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.