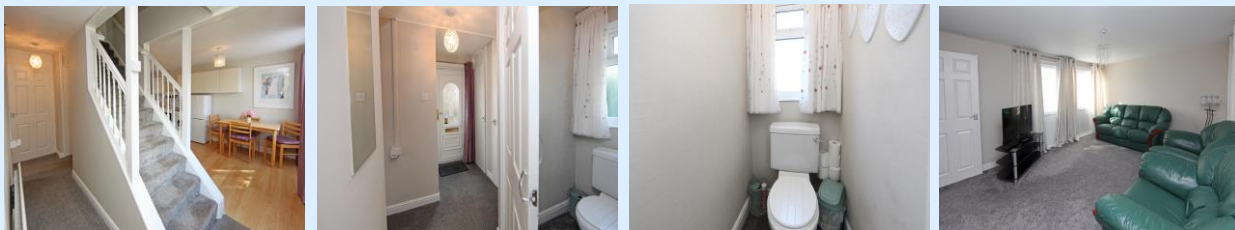


HARWOOD

THE ESTATE AGENT

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

102 Stonedale, Sutton Hill, Telford, Shropshire, TF7 4AW



£139,950

Asking Price of £139,950 Situated in the popular residential area of Sutton Hill, this well-presented three-bedroom end-terrace home offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike. The property benefits from a generous lounge filled with natural light, creating a welcoming space for relaxation and hosting. A spacious open-plan kitchen provides ample room for family meals and everyday living, with direct access to the rear garden. The ground floor is further enhanced by a convenient guest WC and useful storage facilities. To the first floor, the property features three well-proportioned bedrooms, including two generous doubles and a further single bedroom ideal for a child's room, home office or dressing room. A family bathroom and separate WC complete the first-floor accommodation. Externally, the property enjoys a sizeable enclosed rear garden, mainly laid to lawn, providing an excellent outdoor space for children, pets and summer entertaining. There is also a useful brick-built storage shed and gated rear access. Stonedale is conveniently positioned for Sutton Hill's local amenities, schools, shops and healthcare facilities. Telford Town Centre, Southwater Leisure Complex, Telford Central railway station and the M54 motorway network are all within easy reach, making this an excellent location for commuters and families alike. Offering approximately 922 sq ft (85.7 sq m) of versatile living accommodation, gas central heating, double glazing and an EPC rating of C, this attractive home represents excellent value for money and early viewing is highly recommended. The EPC confirms the property is an end-terrace house with a total floor area of 90 square metres and a current C energy rating. Location Sutton Hill is a well-established residential area on the southern edge of Telford, benefiting from a range of local amenities including shops, schools, healthcare facilities and regular public transport services. The area provides convenient access to Telford Town Centre, Southwater leisure and dining facilities, Telford Central railway station and the M54 motorway, making it an excellent choice for both commuters and families seeking convenience and connectivity.

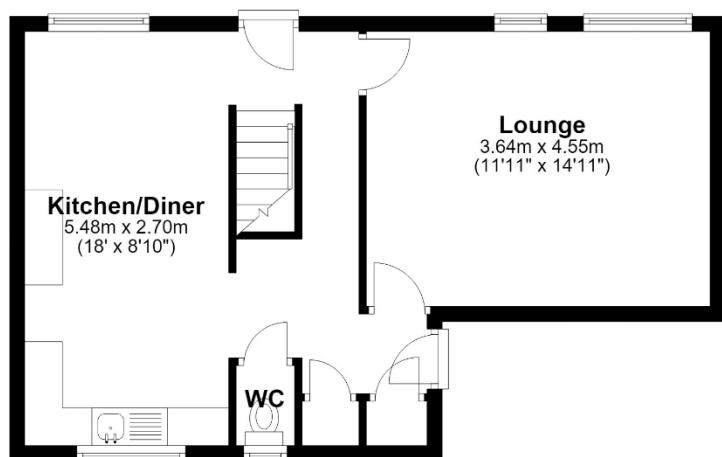
Sales
01952 641111

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

Lettings
01952 505505

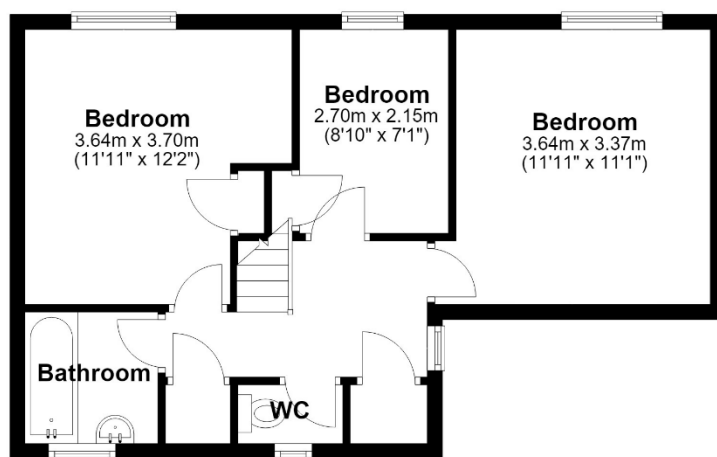
Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 85.7 sq. metres (922.3 sq. feet)

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

28 September 2026

