

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
45 Woodhouse Lane, Horsehay, Telford, Shropshire, TF4 3BL



**£190,000**

A Wonderful opportunity to acquire this Two Bedroom End of Terraced Property with great potential for modernisation and extending ( Subject to the relevant planning permissions ). With excellent off road enclosed driveway / parking area this property has huge potential. The property is located within the popular and much sought after area of Horsehay, with nearby Telford (Horsehay) steam railway trust, local shop, pubs, Horsehay bowling club, garden nursery and the Horsehay golf course, with an excellently equipped gym. A short drive away is the Coalbrookdale and historical area of Ironbridge along with access to the local main road network and M54 link. Providing approximately 69.2 sq metres ( 744.4 sq feet ) of living space

The accommodation includes: Entrance door opening into good sized lounge, inner hallway, spacious kitchen, bathroom with shower over the bath, gas central heating and double glazing. Gated driveway for private off road parking and enclosed garden area. Offered with No Upward Chain and Early Viewing is Highly Recommended.

**Sales**  
**01952 641111**

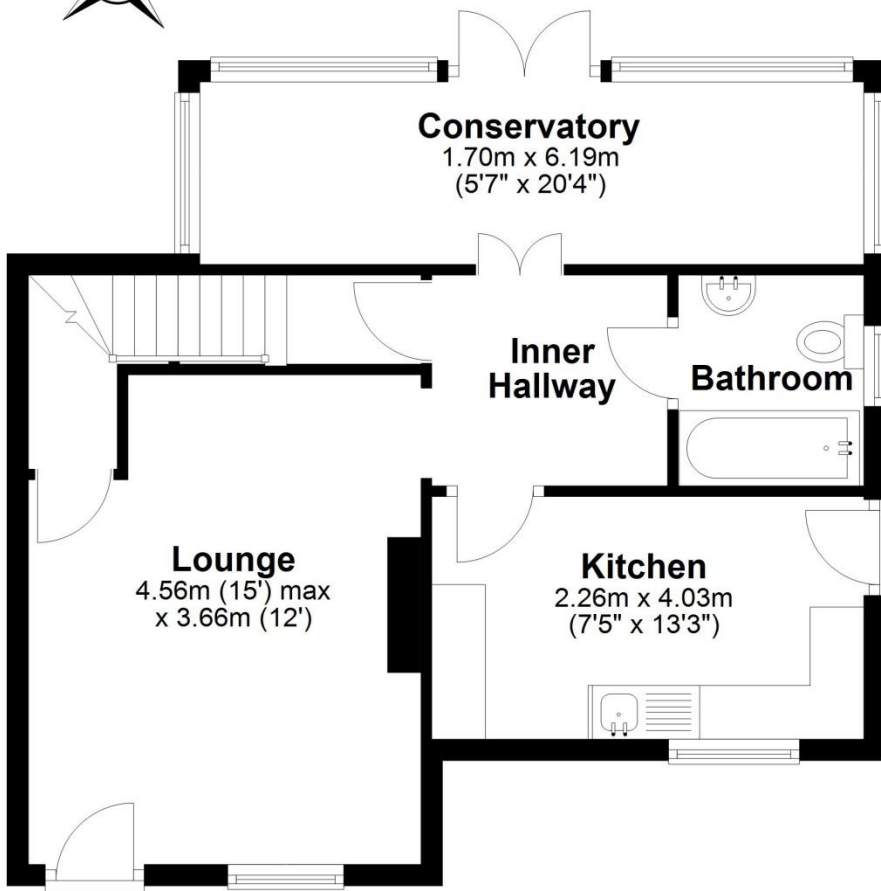
**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)**

**Lettings**  
**01952 505505**



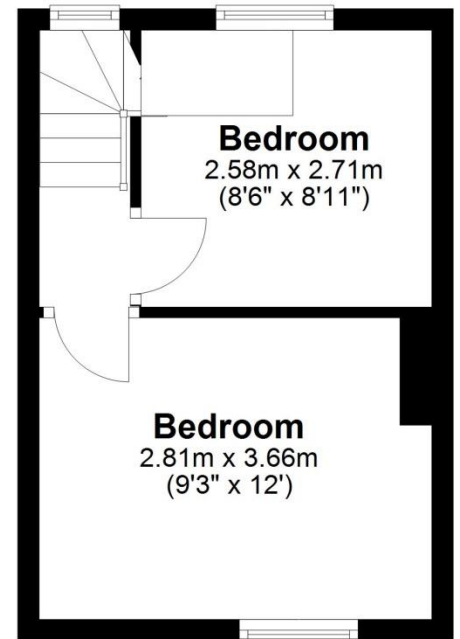
## Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



## First Floor

Approx. 20.1 sq. metres (216.2 sq. feet)



Total area: approx. 69.2 sq. metres (744.4 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<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>	<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>
<b>Viewing Arrangements</b>	<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.</b>

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

18 November 2025

