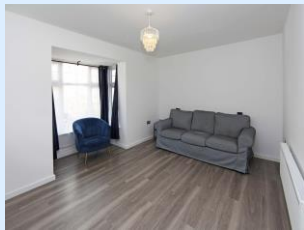


# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
45 Griffin Drive, Arleston, Telford, Shropshire, TF1 2NS



**£325,000**

Excellently presented Three Bedroom Detached Property with enclosed garden, garage, driveway and ample parking. Providing approximately 91.0 sq metres ( 979.1 sq feet ) of living space. Located within a short drive into the Wellington Market Town with a wealth of Shops, amenities and facilities, the Wellington railway station, PRH Hospital, local schools and the Telford college are all nearby.

The property offers: Ground floor: Through hallway, spacious lounge with bay window, ground floor wc, laundry, excellently sized modern and stylish integrated kitchen/dining room with sky light windows affording additional natural light and French doors opening onto the rear garden patio area. Gas central heating and double glazing. First floor: Main bedroom with en-suite shower room, two further good sized bedrooms, main bathroom with bath and shower over the bath. Outside: Garage and garden area to the front of the property, driveway with ample parking, side gated access leading to the rear enclosed garden with patio and lawn area. Early viewing is highly recommended.

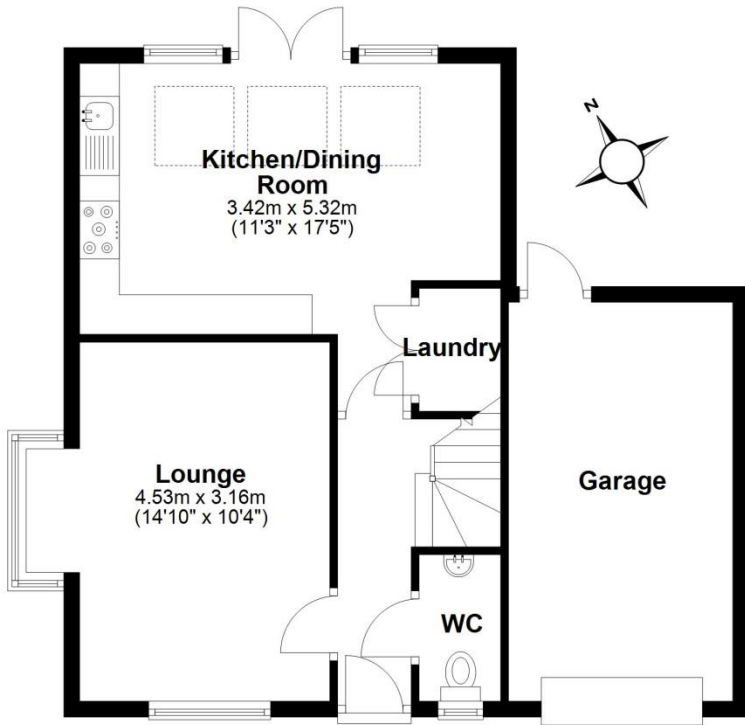
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

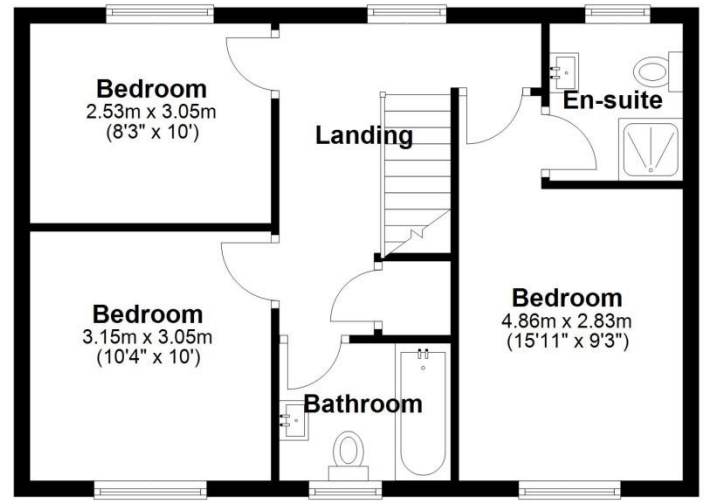
### Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)  
(excluding Garage)



### First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 91.0 sq. metres (979.1 sq. feet) (excluding garage)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band D
<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 14 April 2026

