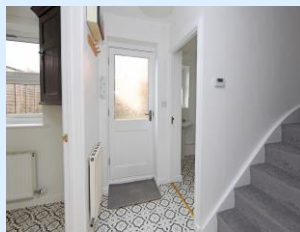


HARWOOD

THE ESTATE AGENT

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

21 Park Street, Wellington, Telford, Shropshire, TF1 3AE



**Offers in the
Region Of
£175,000**

21 Park Street, Wellington, Telford TF1 3AE

Offers in the region of £175,000

Located within the heart of Wellington this well positioned three Bedroom semi detached home offers a wonderful opportunity for first time buyers and investors. Ideally positioned within easy walking distance of Wellingtons vibrant town centre. the property enjoys excellent access to a wide range of shops, restaurants, supermarkets, schools, leisure facilities and the wellington railway station. Also the M54 motorway is only a short drive away. The accommodation is arranged over two floors and offers approximately 698.7 sqft (64,9 sqm) of living space. The ground floor comprises of a lounge, ground floor cloak room with WC and a newly fitted contemporary kitchen diner featuring a range of modern units, intergraded over and hob and ample worktop space. The first floor with a central landing providing access to 3 bedrooms and a family bathroom fitted with a white suite comprising of a panel bath with a shower over it, hand wash basin and WC. The principal bedroom offers generous proportions whilst 2 further bedrooms provide flexibility for children, guests or those working from home.

Externally the property benefits from an enclosed rear courtyard style garden with a combination of patio area and artificial lawn for low maintenance living. the property also rear garden gated access to 2 parking spaces.

Further benefits include gas central heating and double glazing throughout with an EPC rating of C

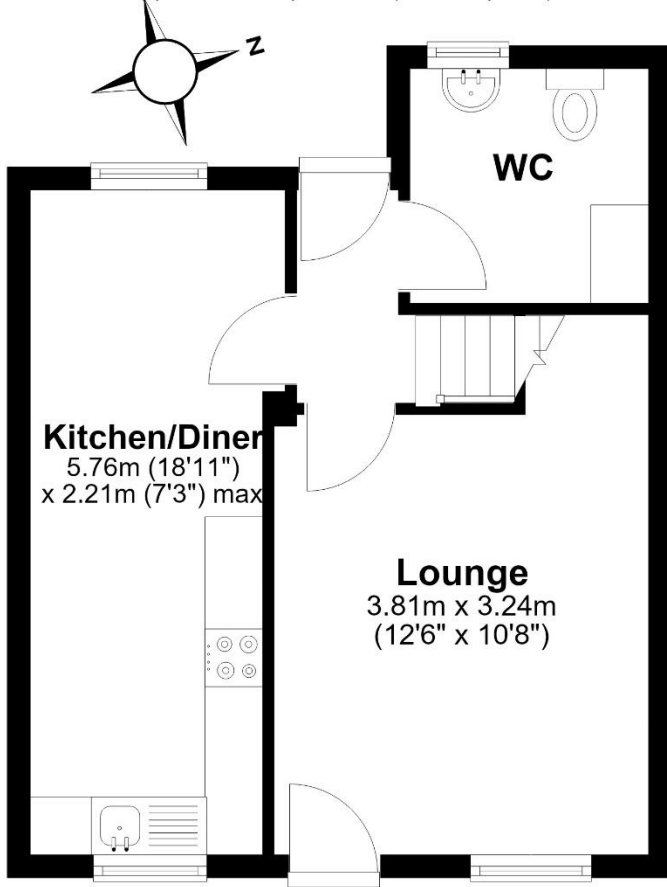
Sales
01952 641111

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

Lettings
01952 505505

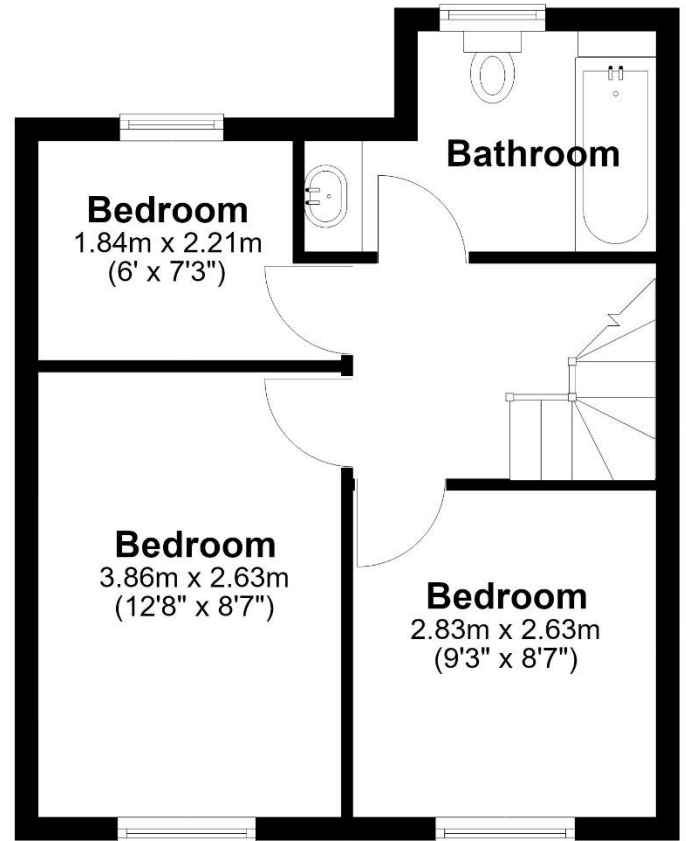
Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.7 sq. feet)

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.

Details prepared

23 October 2026

