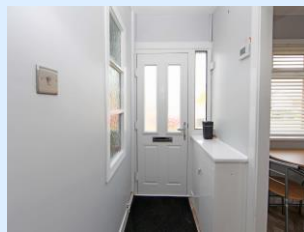


# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
33 Poplar Drive, Wellington, Telford, Shropshire, TF1 3NG



£260,000

Brilliantly located, Spacious Two Bedroom Detached Bungalow with driveway, garage and excellently sized rear garden Providing approximately 81.0 sq metres ( 872.4 sq feet ) of versatile living accommodation. Located within a highly sought after residential area with local shops and easy access to the Silken way, ideal for cycling, running or relaxing walks. A short drive away is the historical Market Town of Wellington offering traditional Market, Library, Leisure Centre, Bus and Rail Station, local Schools, Telford College and Wrekin College. The Princes Royal Hospital is also nearby.

Comprising: Entrance hall, kitchen / breakfast room with integrated appliances, spacious lounge, two very good sized bedrooms, both with built in wardrobes, shower room, conservatory, gas central heating and double glazing. Outside area: Garage and driveway with ample parking suitable for a range of vehicles. Side gated access leading to the long rear brilliantly spacious enclosed garden, with patio area and long lawn. No Upward Chain

**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**



<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band C</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 21 January 2025

