HARWOOD

THE ESTATE AGENT

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

80 Spring Meadow, Sutton Hill, Telford, Shropshire, TF7 4AQ











Offers in Excess of £120,000

3 Bedroom Home with Strong Investment Potential - Spring Meadow, Sutton Hill, Telford, TF7 4AQ This well-proportioned three-bedroom mid-terraced home offers generous living space and excellent flexibility, making it an ideal choice for both families and investors. The ground floor features a spacious lounge, with useful large storage cupboard, along with a good sized open plan kitchen/diner that provides plenty of room for everyday living. A useful ground floor bedroom / second reception room and ground floor WC adds extra practicality. First floor: Two bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, offering a private outdoor space with potential for improvement. The front is set back behind a pedestrian walkway with a fenced boundary. The property is in good, functional order, allowing for immediate occupation while still offering scope to modernise. Located within a popular residential area, the property is well placed for local amenities, schools and transport links across Telford. Overall: A versatile home providing approx. 945 sq ft (87.8 sq m) of living space with clear appeal for owner-occupiers or those seeking a reliable buy-to-let investment.

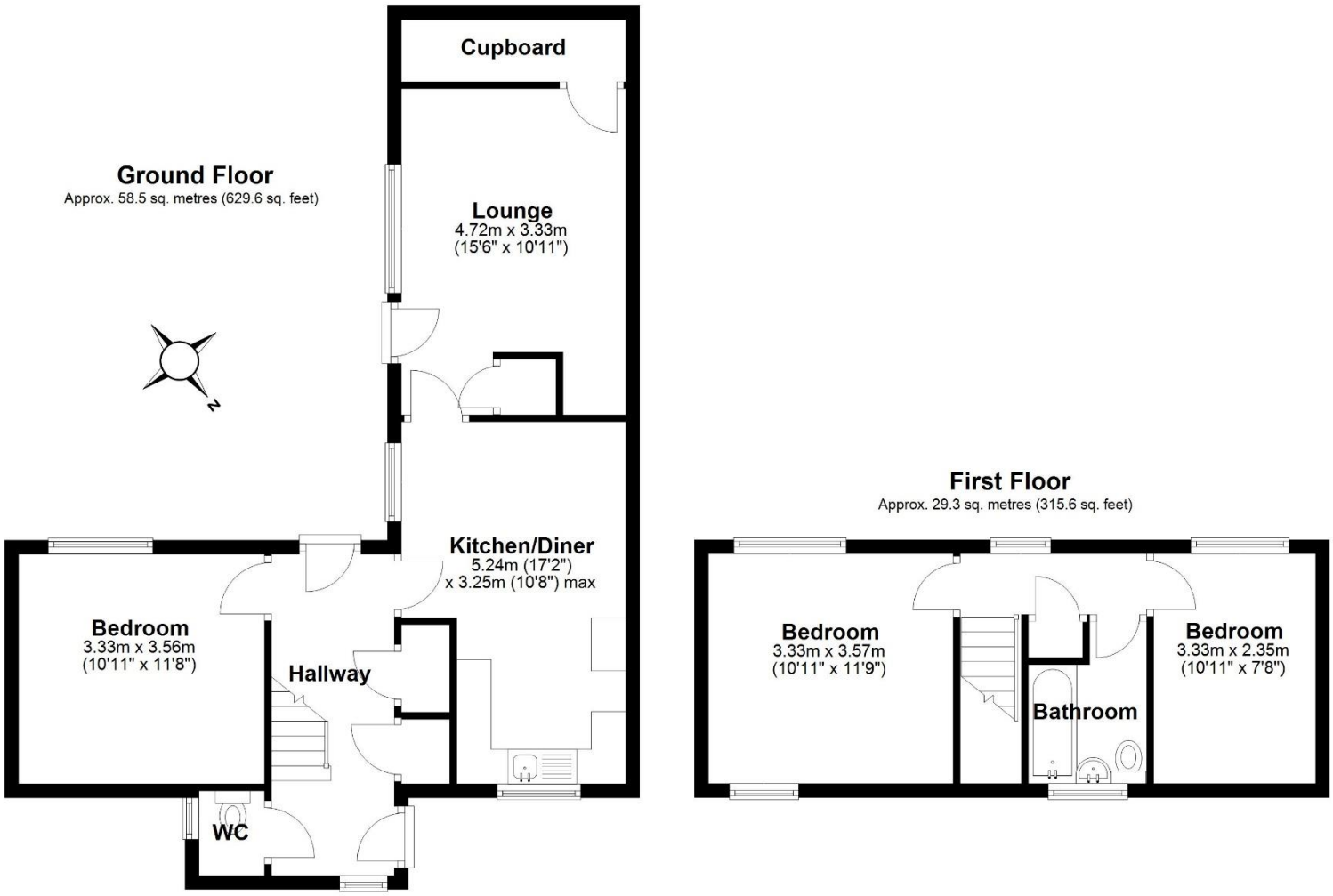
Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

Dean Millington Buisness Owner Harwood The Estate Agents (Wellington)



Total area: approx. 87.8 sq. metres (945.2 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 19 June 2026

The Property Ombudsman
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