

249 Holyhead Road, Wellington, Telford

TF1 2EA

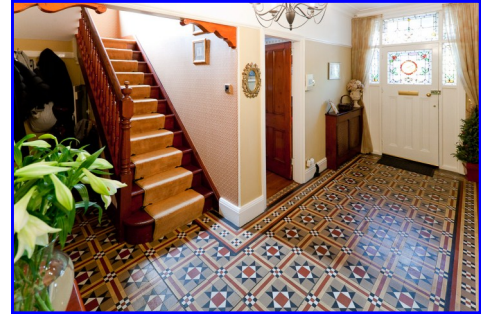
Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Band G	Band C	Band E	Band B
44 kWh/m <sup>2</sup>	20 kWh/m <sup>2</sup>	49 tCO <sub>2</sub> /annum	21 tCO <sub>2</sub> /annum
100-150	35-50	100-150	35-50
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**£450,000**  
**Region**

**A truly fantastic opportunity to purchase a superbly presented spacious period four double bedroom detached residence that is located in a highly sought after residential area within walking distance of the Wellington Town Centre. The property offers excellent flexible spacious family accommodation with large entrance hall with period floor tiling, spacious lounge, dining room, family room, re-fitted kitchen, utility, ground floor wc, master bedroom with en-suite shower, three further double bedrooms and family bathroom. The property occupies a superb sized plot having extensive driveway, detached double garage and superb large rear gardens. Inspection is a must to appreciate the superb merits this property has to offer.**





**Tenure** Awaiting Confirmation

**Council Tax** Awaiting Confirmation

**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 anytime. If you do encounter an answer phone please leave a message for a staff member to return your call.

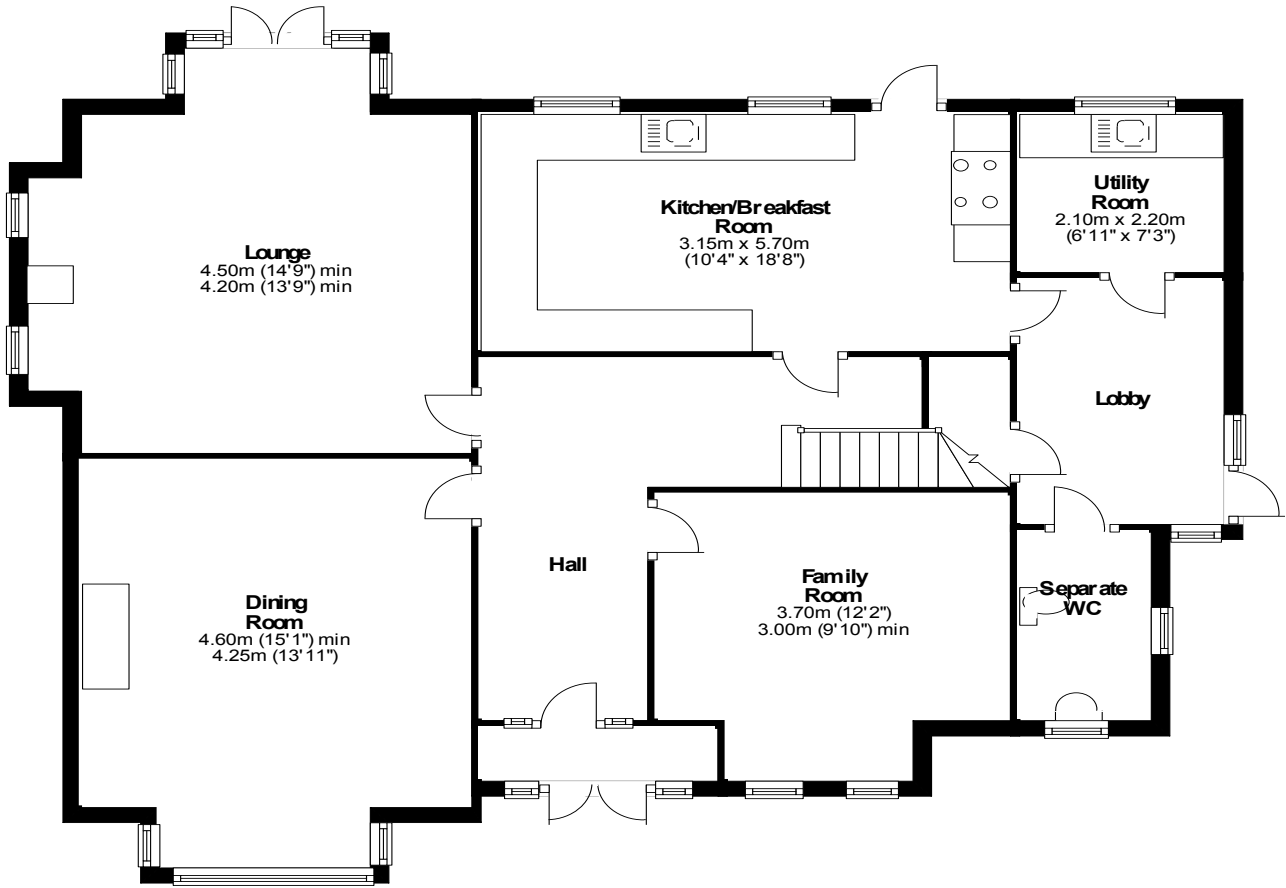
These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of 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 23-11-2012

All measurements are approximate). 249 Holyhead Road, Wellington

### Ground Floor

Approx. 106.6 sq. metres (1147.0 sq. feet)



### First Floor

Approx. 83.9 sq. metres (903.5 sq. feet)

