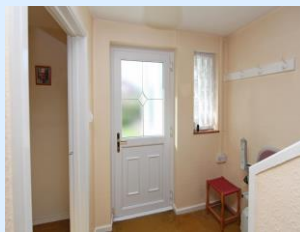


HARWOOD

THE ESTATE AGENT

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

8 Valley Road, Arleston, Telford, Shropshire, TF1 2JP



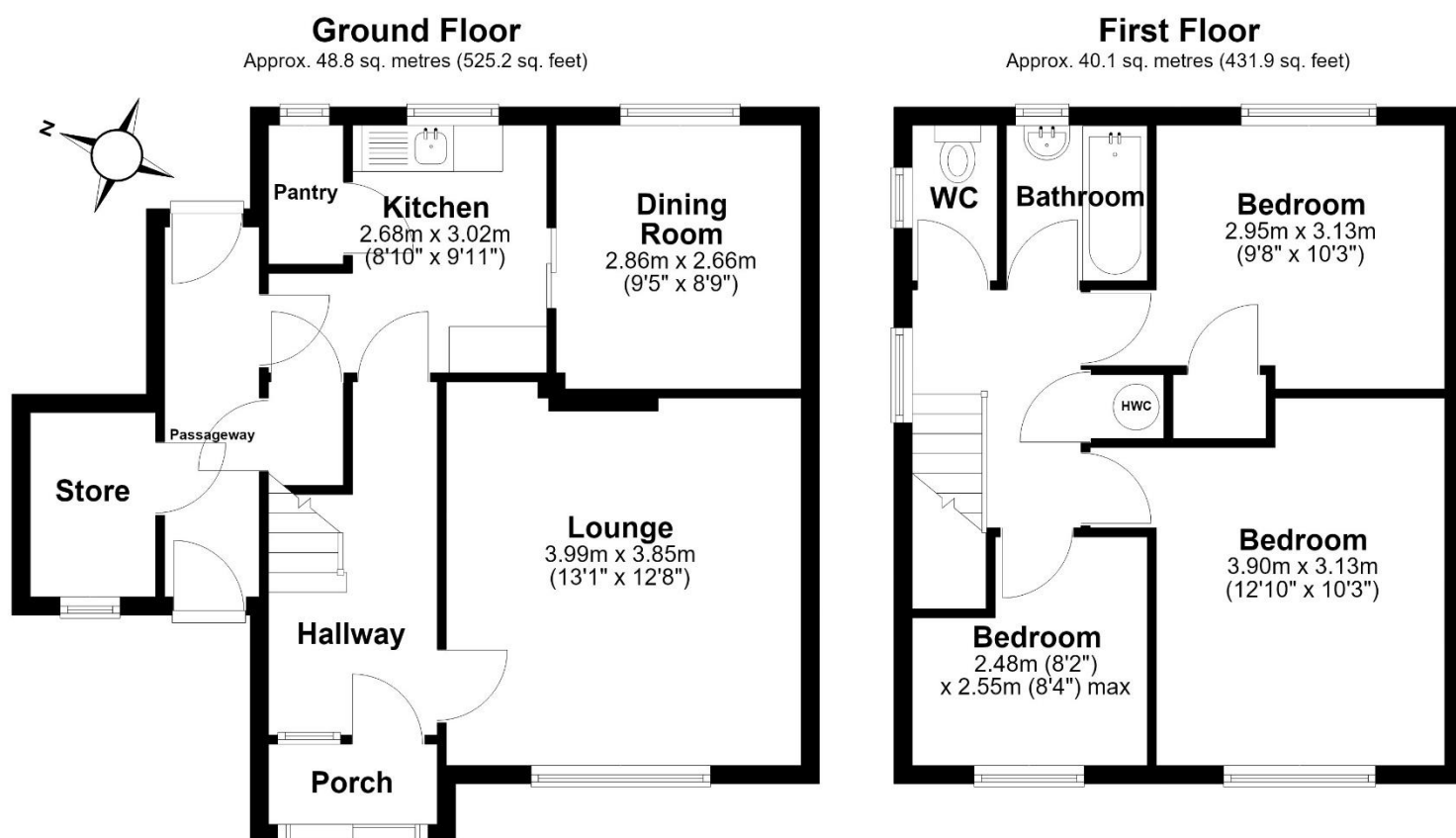
£160,000

Valley Road, Arleston, Telford, TF1 2JP Offers in the Region of £160,000 Situated in the established residential area of Arleston, this spacious three-bedroom semi-detached home offers excellent potential for modernisation and improvement, making it an ideal opportunity for first-time buyers, families, investors or those seeking a property to personalise to their own tastes. The accommodation comprises an entrance porch and hallway, generous lounge, separate dining room, kitchen with useful pantry, and a versatile side store offering additional storage space. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a block paved driveway providing excellent off-road parking to the front, while the rear boasts a sizeable garden with mature fruit tree, patio area and storage shed. The overall plot offers a fantastic opportunity to create a superb family home. The property is offered with no upward chain and benefits from gas central heating and double glazing. The EPC rating is D. Total floor area approximately 88.9 sq. metres. (957.1 sq feet) Location Valley Road is conveniently positioned within Arleston, a popular residential area on the outskirts of Wellington and Telford town centre. A range of local shops, schools and everyday amenities are within easy reach, whilst Wellington Market Town offers a wider selection of supermarkets, restaurants, cafes and leisure facilities. Excellent transport links are available nearby, including easy access to the M54 motorway, whilst the Wellington railway station is also within convenient driving distance. The property is also well placed for access to Princess Royal Hospital, Telford College and the shopping and recreational facilities available at Telford Town Centre. The property offers an excellent opportunity for a new owner to modernise and add value and is offered with No Upward Chain

Sales
01952 641111

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

Lettings
01952 505505



Total area: approx. 88.9 sq. metres (957.1 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

30 September 2026

