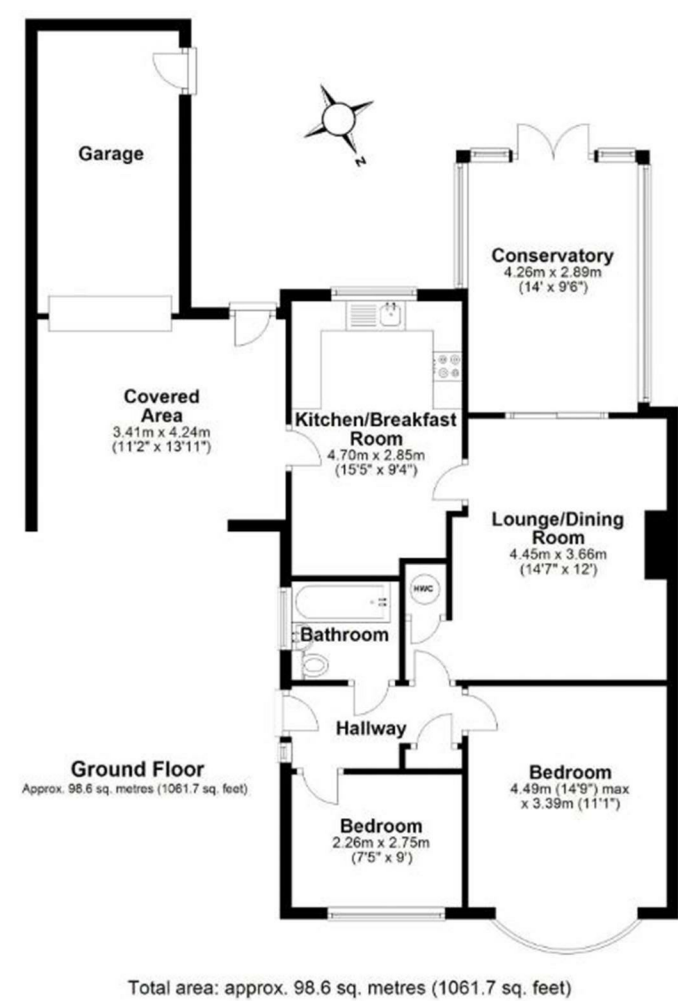


FOR SALE

28 Avondale Road, Wellington, Telford, TF1 2HE



FOR SALE

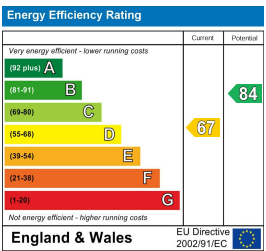
Offers In Excess Of £250,000

28 Avondale Road, Wellington, Telford, TF1 2HE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Located on a sought-after street in Wellington, this charming bungalow offers easy single-level living. Highlights include a spacious lounge, bright conservatory, kitchen/diner, two bedrooms, and a modern bathroom. Outside boasts ample parking, garage, carport, and a south-facing garden with shed—ideal for relaxing and entertaining.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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01952 971800



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Beautiful Views.
- Driveway and Garage.
- Close to Local Amenities.
- Great Transport Links.
- Substantial Garden.
- Total ft² - 1061.00

DESCRIPTION

Situated on a highly desirable residential street in Wellington, this home provides the ease of single-level living. The welcoming entrance hallway flows into a spacious lounge, which then leads to a bright conservatory—a wonderful space to relax or take in the garden views. The kitchen/diner offers generous room for cooking, dining, and entertaining.

This property features two well-sized bedrooms and a modern family bathroom, designed with both comfort and practicality in mind.

Outside, you'll find plenty of driveway parking, a single garage, and a carport at the front. The south-facing rear garden creates a tranquil retreat, complete with a useful garden shed for extra storage.

LOCATION

Avondale Road is located just outside the heart of Wellington, Telford, offering a convenient and well-connected setting. Wellington's vibrant town centre is within easy reach as well as Telford Town Centre, offering further shopping and leisure options.

For those who commute, Wellington benefits from excellent transport links, including a nearby train station with direct services to Telford, Shrewsbury, and Birmingham. The M54 motorway is also easily accessible, making travel by car straightforward.

With local parks and green spaces nearby, Avondale Road is ideally positioned for those who enjoy outdoor activities, while the surrounding area offers a friendly, community-focused atmosphere, with the Wrekin so close it can be seen from the garden.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 140 yards turn right at the traffic lights onto Haygate Road. Stay on this road for 0.9 miles before turning right again onto Avondale Road. In approximately 30 yards you will find the property on your right hand side.

ROOMS

GROUND FLOOR

LIVING ROOM

A spacious living room with a feature fireplace and patio doors leading into the conservatory.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room provides ample worktop and storage space as well as views to the rear aspect. There are doors that lead into the lounge and an external door leading into the car port.

CONSERVATORY

The conservatory offers added living space, French doors leading out to the garden and great views of the garden as well as the surrounding fields.

BEDROOM ONE

A spacious double bedroom with a bay window to the front elevation.

BEDROOM TWO

A single bedroom with views to the front elevation.

BATHROOM

A white three-piece suite comprising of bath with overhead shower fitting, hand-wash basin and W.C.

EXTERNAL

GARAGE

A single garage with and up-and-over door as well as access from garden, and a car port area in front.

GARDEN

An expansive garden with grassed, gravelled and patio areas as well as beautiful views towards The Wrekin.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointments with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.