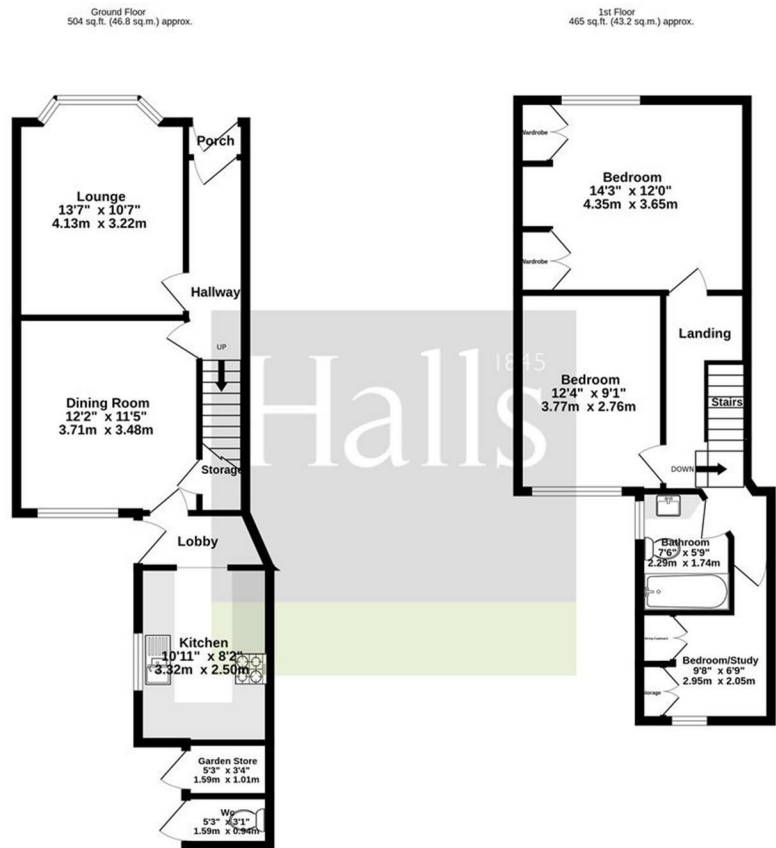
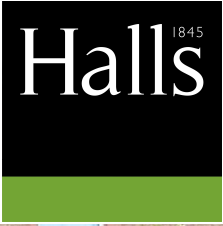


FOR SALE

25 Wrekin Road, Wellington, Telford, TF1 1RN



TOTAL FLOOR AREA: 969 sq. ft. (90.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix iC025



FOR SALE

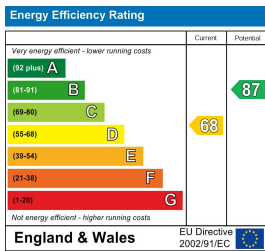
Offers in the region of £210,000

25 Wrekin Road, Wellington, Telford, TF1 1RN

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 Wrekin Road in Wellington, Telford, this delightful three-bedroom house offers a great opportunity for first time buyers or investors alike. Spanning an impressive 969 square feet, the property boasts two inviting reception rooms, separate kitchen, three-bedrooms and a family bathroom.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Close to Local Amenities.
- Great Transport Links.
- NO CHAIN.
- Perfect for First Time Buyers.
- Ample Living Space.
- Total ft² - 969.00

DESCRIPTION

Located in a quiet residential area, this well-maintained mid-terrace property offers well-proportioned living space suited to a range of buyers, including families, professionals, or first-time purchasers.

Downstairs, the accommodation begins with a bright and welcoming lounge featuring a bay window, allowing plenty of natural light into the room. To the rear, the dining room overlooks the garden and provides an excellent setting for everyday dining and entertaining. The fitted kitchen offers ample storage and workspace, complemented by a W.C. with hand wash basin as well as a garden store for added storage space.

Upstairs, there are two double bedrooms and a third single bedroom, which can also serve as a home office or study. A modern shower room completes the upper floor.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for dining and leisure during the warmer months as well as a workshop at the bottom of the garden with electrical power points and fitted worktops..

LOCATION

Wrekin Road is in a great location. With the property just being a short 6 minute walk from the Wellington Town Centre where you can find a range of shops, places to eat and a market for everything you need. Telford Town Centre is also within close proximity, with around a 5-10 minute drive away where a wider range of supermarkets, restaurants and sports facilities are available.

DIRECTIONS

From our office on Market Street, Wellington, turn left onto Bridge Road. In 300 yards, turn right onto Wrekin Road where in approximately 185 yards you will find the property on your left hand side just after going straight over the mini roundabout.

ROOMS

GROUND FLOOR

LOUNGE
13'6" x 10'6"

DINING ROOM
12'2" x 11'5"

KITCHEN
10'10" x 8'2"

GARDEN STORE
5'2" x 3'3"

W.C.
5'3 x 3'1

FIRST FLOOR

BEDROOM ONE
14'3" x 11'11"

BEDROOM TWO
12'4" x 9'0"

BEDROOM THREE/STUDY
9'8" x 6'8"

BATHROOM
7'6" x 5'8"

EXTERNAL

GARDEN
The private and enclosed garden offers both grassed and gravelled area with access to the front of the property down the side.

WORKSHOP
A workshop with fitted desktops and electrical power points.

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment 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.