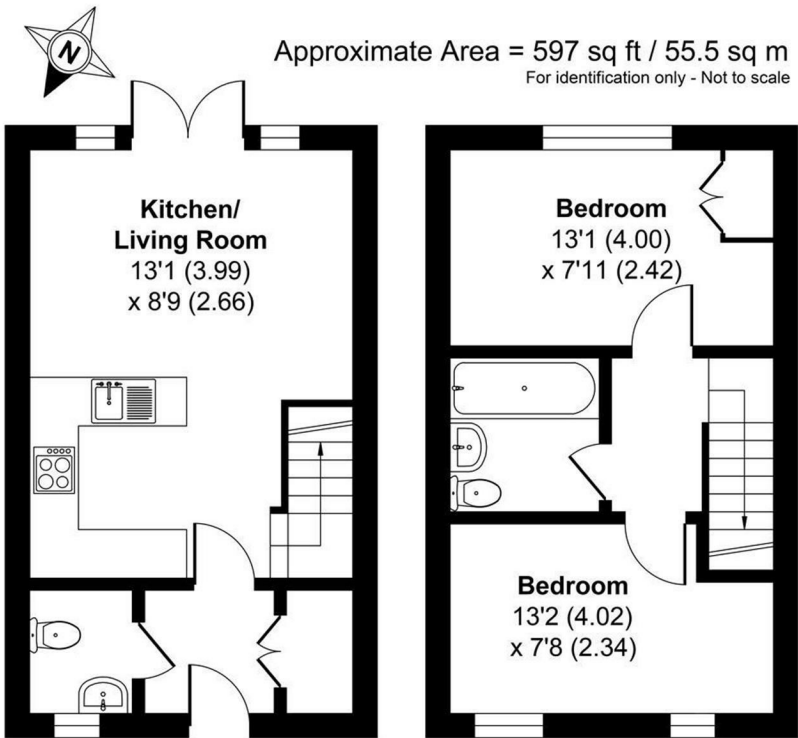


FOR SALE

54 Vesey Court, Wellington, Telford, TF6 5BF



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



FOR SALE

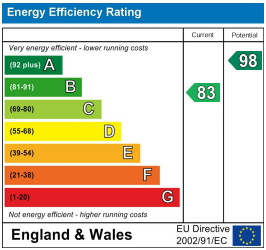
Offers in the region of £190,000

54 Vesey Court, Wellington, Telford, TF6 5BF

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



A well-presented two double bedroom end-terrace home in a desirable location with excellent transport links. The property features a downstairs WC and a bright open-plan kitchen, dining and living space with French doors opening onto the garden. Enjoy a pleasant rear outlook with lovely views, adding to the home's appeal. Upstairs offers two spacious double bedrooms and a modern family bathroom, making this an ideal home in a great position.



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 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.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Perfect for First-Time-Buyers
- Views over Fields Beyond
- EPC Rated B
- Great Transport Links
- Two Double Bedrooms
- Well-Presented Throughout

DESCRIPTION

Vesey Court, Wellington, offers a fantastic opportunity for those seeking a modern, comfortable home in a highly sought-after location. Situated in the heart of Wellington, this well-maintained property combines contemporary living with convenience, making it perfect for both first-time buyers and those looking to downsize.

The property features a spacious, light-filled kitchen/dining/living area, ideal for relaxing or entertaining guests. The modern kitchen is well-equipped with high-quality fittings and provides ample space for dining. Two generously sized bedrooms offer a peaceful retreat, and the sleek bathroom adds to the home's modern appeal.

Outside, you can enjoy the benefits of a well-kept and low-maintenance garden area and the added convenience of allocated parking for two vehicles. The property is located just a short distance from Wellington town centre, providing easy access to local shops, cafes, and schools, as well as excellent transport links including the nearby railway station.

Whether you're commuting to Telford, Shrewsbury, or beyond, this property offers a fantastic blend of comfort, convenience, and style in a location that's hard to beat.

LOCATION

Vesey Court 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.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

UTILITY CUPBOARD

KITCHEN/LIVING/DINING ROOM
13'1 x 8'9

FIRST FLOOR

BEDROOM
13'1 x 7'11

BEDROOM
13'2 x 7'8

BATHROOM

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

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.