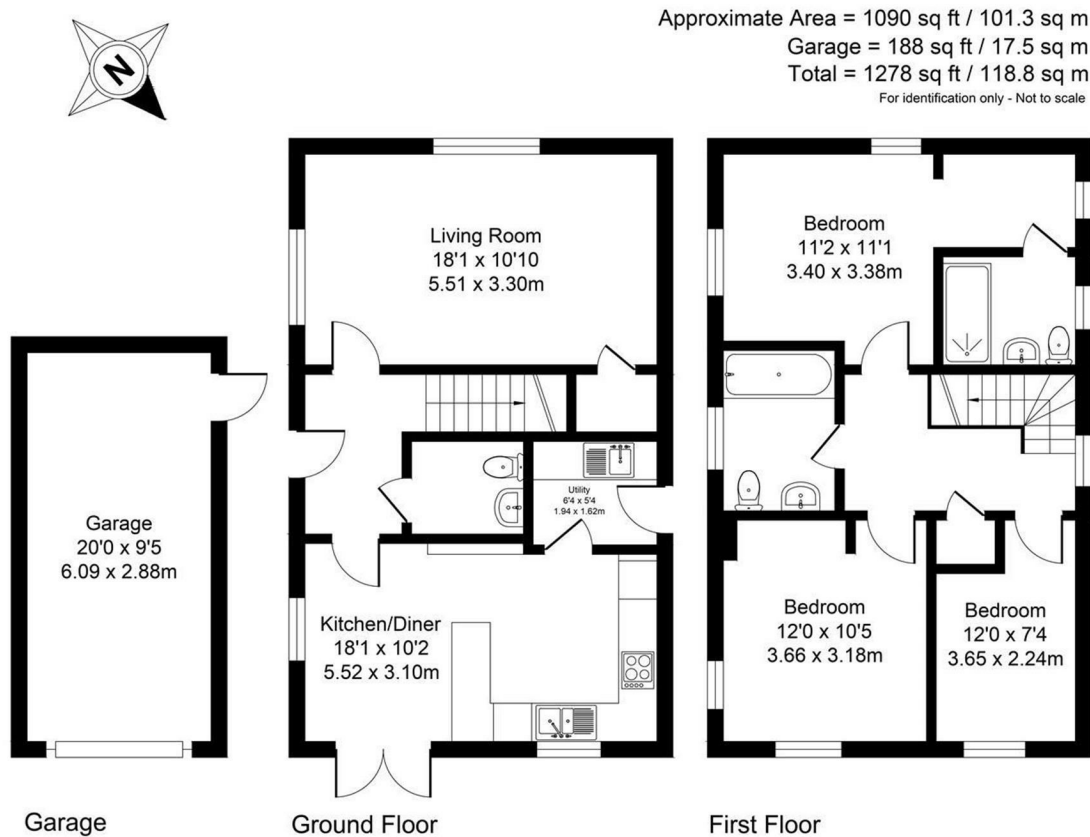


FOR SALE

160 Lewis Crescent, Wellington, Telford, TF1 2FR



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



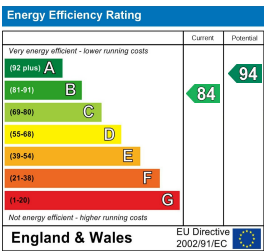
FOR SALE

Offers in the region of £320,000

160 Lewis Crescent, Wellington, Telford, TF1 2FR

**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 beautifully presented double-fronted detached home enjoying a prime perimeter position overlooking communal green space. This stylish property offers a bright dual-aspect lounge, spacious kitchen with utility, three bedrooms including a generous main suite with dressing area and en-suite, plus a private rear garden, driveway parking and garage. Located on the popular Lewis Crescent, Wellington.




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.






1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Attractive double-fronted detached home overlooking communal green space
- EPC rating : B
- Main bedroom with dressing area and en-suite
- Driveway parking and single garage
- Private rear garden with patio, lawn and pagoda seating area
- Close to local amenities and excellent transport links

DESCRIPTION

Set in an enviable perimeter position overlooking attractive communal green space, this beautifully maintained double-fronted detached house offers stylish, light-filled accommodation throughout.

A welcoming canopy porch opens into a spacious entrance hall with stairs to the first floor and a guest cloakroom. To the left sits the well-proportioned dual-aspect lounge, a lovely bright room with windows to the front and side.

To the right, the impressive dual-aspect kitchen/dining room benefits from excellent natural light and features a comprehensive range of modern wall and base units, integrated oven, hob and extractor, fridge/freezer and dishwasher. A door leads through to the utility room, which provides additional storage, appliance space and access to the rear garden.

Upstairs, the generous landing enjoys a picture window to the rear with far-reaching views towards the Wrekin. The main bedroom suite features a dual aspect, a spacious dressing area with space for fitted wardrobes, and a private en-suite shower room. There are two further bedrooms along with a well-appointed family bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, the home offers a neat lawned fore garden with central pathway leading to the entrance. To the side, a driveway provides parking and leads to the single garage, which is attached to one neighbouring garage. A gate opens into the attractive rear garden, featuring a paved patio, lawn, shaped planting borders and an additional gravelled seating area with pagoda—ideal for outdoor relaxation.

This is a superb opportunity to acquire a turnkey home in a desirable modern development with convenient access to Wellington, Telford, local amenities, schooling and transport links.

LOCATION

Situated on the popular Lewis Crescent development in Wellington, the property offers easy access to local shops, well-regarded schools, and excellent transport links, including Wellington Train Station and the A442/M54. Scenic walks and outdoor space, including The Wrekin, are also close by.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM  
18'0" x 10'9"

KITCHEN/DINER  
18'1" x 10'2"

UTILITY  
6'4" x 5'3"

WC.

FIRST FLOOR

BEDROOM ONE  
11'1" 11'1"

EN-SUITE

BEDROOM TWO  
12'0" x 10'5"

BEDROOM THREE  
11'11" x 7'4"

BATHROOM

EXTERNAL

GARAGE  
19'11" x 9'5"

GARDEN

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band: D

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.