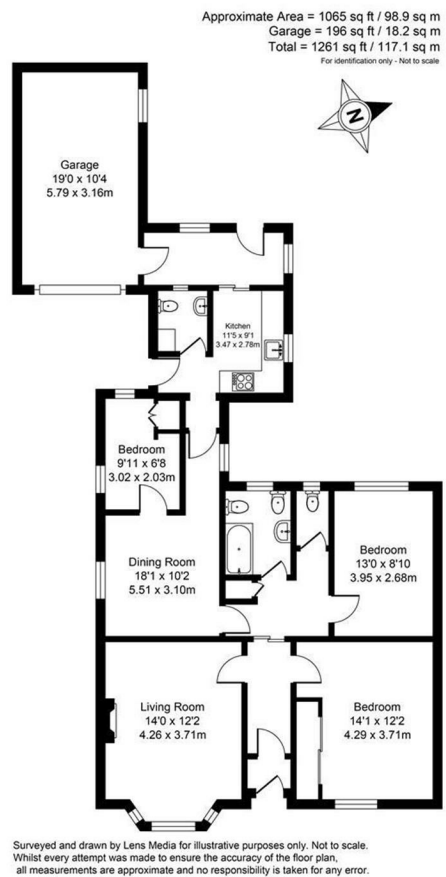


FOR SALE

35 Telford Road, Wellington, Telford, TF1 2EN



FOR SALE

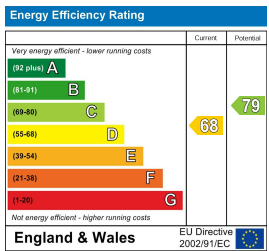
Offers Over £300,000

35 Telford Road, Wellington, Telford, TF1 2EN

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 spacious 3-bedroom detached bungalow featuring a generous driveway and single garage. Inside, the home offers a well-equipped kitchen with adjoining utility room, a bright lounge, separate dining room, and three comfortable bedrooms. The layout is completed by a family bathroom, separate shower room, and an additional W.C., making it a versatile and practical home.



01952 971800

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



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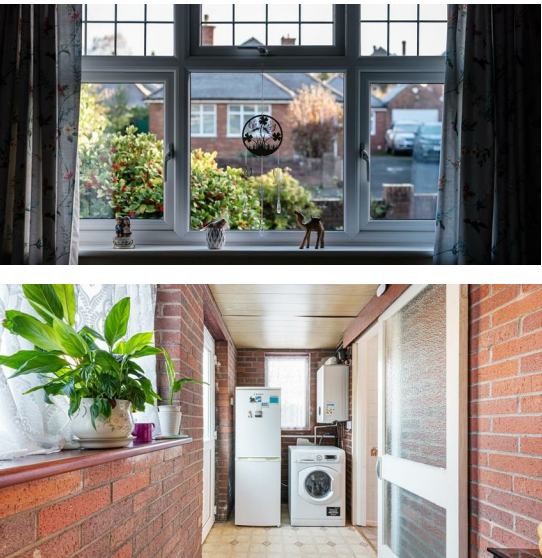
2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Detached Bungalow
- Close to Amenities
- Spacious Accommodation
- Garage and Large Driveway
- Bathroom, Shower Room & W.C
- Great Transport Links

DESCRIPTION
A delightful detached bungalow in a highly desirable Wellington location, perfectly positioned for those who value both convenience and countryside living. Set just minutes from the scenic walking trails of The Wrekin and The Ercall, this home offers a rare combination of peaceful surroundings, stunning outdoor recreation, and easy access to the town’s shops, cafés, and amenities. Excellent road links via the M54 and A5 provide seamless connections to Shrewsbury and the wider region.

The property itself has been thoughtfully arranged to create a light, spacious, and flexible living environment. The welcoming entrance porch leads into a central hallway, flowing through to a bright lounge with a charming bay window framing views of the front garden. The dining room is equally inviting and offers direct access to a versatile third bedroom or home office, catering perfectly to modern family life or remote working.

The kitchen is well-equipped with a practical range of units, a gas hob, and electric oven, and benefits from a utility/rear porch with access to the garage and garden. Two further generous bedrooms are complemented by a bathroom and separate W/C, providing both comfort and convenience.

Externally, the home is set within a private plot featuring a neatly maintained front garden and a driveway providing ample parking. A gated side driveway leads to a covered area and the garage, while the rear garden offers a serene outdoor space with a patio, lawn, and mature shrub borders—perfect for relaxing, entertaining, or enjoying the surrounding countryside.

LOCATION
The nearby market town of Wellington offers a variety of retail outlets, a vibrant local market, and excellent public transport connections via bus and railway stations. For commuters, the A5 and M54 are easily accessible, offering straightforward links east toward the West Midlands and west toward Shrewsbury, the historic county town.

ROOMS

PORCH

LOUNGE
16'8" x 12'1"

DINING ROOM
11'5" x 10'2"

KITCHEN
8'10" x 5'2"

UTILITY/REAR PORCH
12'1" x 4'7"

BEDROOM ONE
13'9" x 12'1"

BEDROOM TWO
12'9" x 8'10"

BEDROOM THREE/STUDY
9'10" x 4'11"

BATHROOM
12'9" x 8'10"

SHOWER ROOM
7'6" x 5'10"

W.C.

EXTERNAL

GARAGE
19'0" x 10'5"

GARDEN

LOCAL AUTHORITY
Telford and 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.