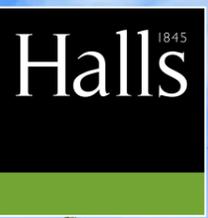
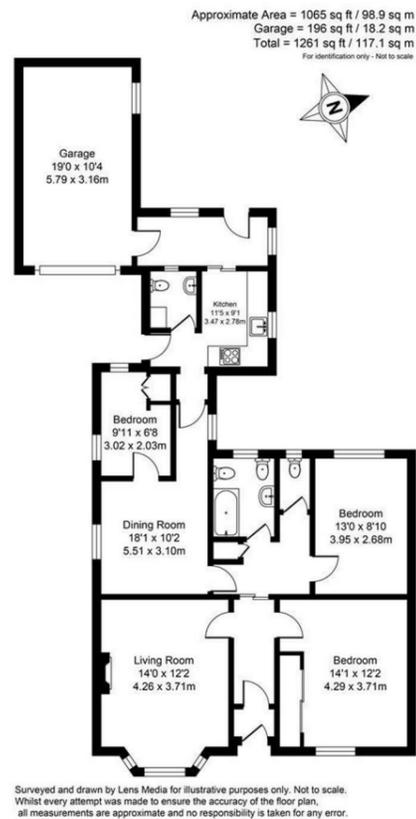


FOR SALE



35 Telford Road, Wellington, Telford, TF1 2EN



FOR SALE

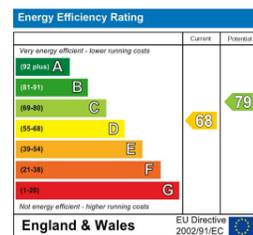
Offers Over £300,000

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@hallsgb.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



2 Bath/Shower Room/s



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

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.