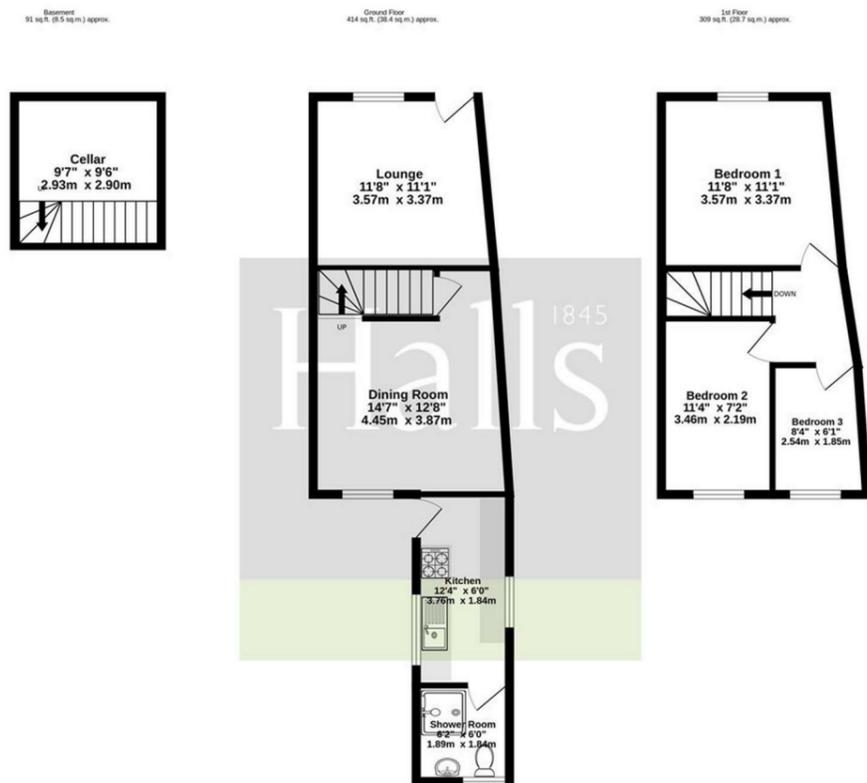


FOR SALE

40 Wrekin Road, Wellington, Telford, TF1 1RH

Halls 1845



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 as to their operability or efficiency can be given.
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FOR SALE

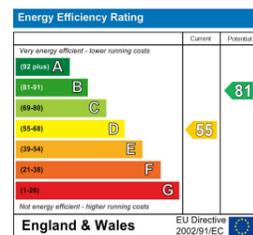
Offers in the region of £110,000

40 Wrekin Road, Wellington, Telford, TF1 1RH

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 fantastic investment opportunity, this 3-bedroom mid-terrace property is in need of a full renovation. With great potential, it offers a spacious layout, including a lounge, kitchen, dining room, downstairs shower room, and three bedrooms upstairs. Outside, there is a larger-than-average garden and on-street parking. Ideal for a buyer with a vision, this property presents an excellent chance to create a beautiful family home or lucrative investment.



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.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Perfect for Investors.
- Renovation Project.
- Great Transport Links.
- Three Bedrooms.
- Close to Hospital.
- Private Enclosed Garden.

LOCATION

40, 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 close 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 in Wellington. Turn left onto Bridge Road. Go straight on at the traffic lights and at the next roundabout in around 330 yards take the second exit onto Wrekin Road. In approximately 75 yards you will find the property on your right hand side.

ROOMS

GROUND FLOOR

LOUNGE

A spacious lounge with views and access to the front elevation.

DINING ROOM

The spacious dining room provides views to the rear aspect and access to the first floor.

KITCHEN

The kitchen provides dual aspect windows and access to the garden.

SHOWER ROOM

A White three-piece suite comprising shower, wash-hand basin and W.C.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the front elevation.

BEDROOM TWO

Another double bedroom with views to the rear aspect.

BEDROOM THREE

A single bedroom with views to the rear elevation.

EXTERNAL

GARDEN

The long private garden is tiered and has a lot of potential.

LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

COUNCIL TAX BAND

The property is currently showing as Council Tax Band A. Please confirm the council tax details via Shropshire Council on 03456789002 or visit www.gov.uk/council-tax-bands.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.