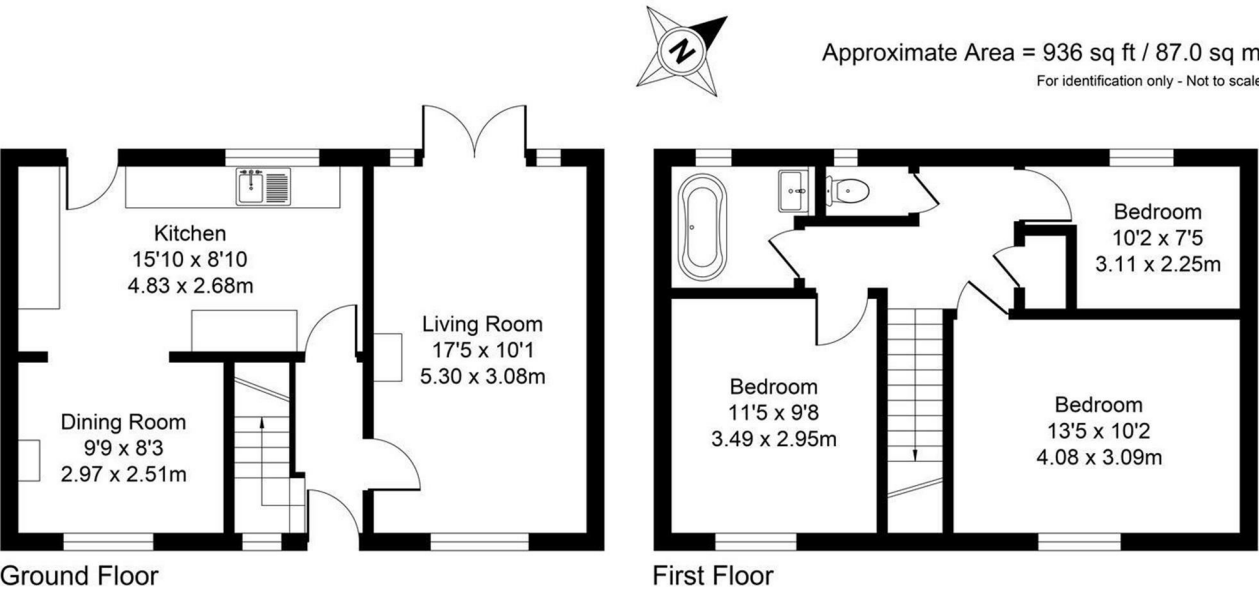


FOR SALE

11 Heath Road, Wellington, Telford, TF1 3EQ



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.



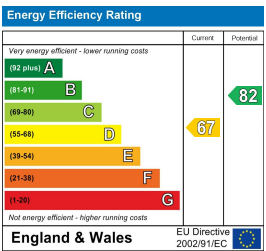
FOR SALE

Offers in the region of £220,000

11 Heath Road, Wellington, Telford, TF1 3EQ

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 and well-presented three-bedroom semi-detached home in a popular and established part of Wellington. The property offers a bright sitting room, modern kitchen, separate dining room, three good-sized bedrooms, a family bathroom with separate w.c, and an enclosed rear garden. Additional benefits include gas central heating, double glazing and on-street parking. Recently refurbished and in move-in-ready condition.




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



1 Bath/Shower Room/s



- Recently Refurbished
- Good Sized Garden
- Close to Local Amenities.
- NO CHAIN.
- Three Good Sized Bedrooms.
- Excellent Transport Links

DESCRIPTION

Located on Heath Road, Wellington, this beautifully refurbished three-bedroom semi-detached property offers generous living space, modern finishes, and a convenient position close to excellent local amenities and transport links. The home has been updated throughout making it ideal for families, first-time buyers, or anyone seeking a ready-to-move-into property.

The ground floor comprises a welcoming entrance hallway leading to a bright and comfortable sitting room with French doors opening onto the garden. Also off the hallway is a spacious kitchen offering ample space for cooking and storage, with direct access to the garden. The kitchen opens into the dining room, creating a practical and sociable layout.



Upstairs, the first floor offers three well-proportioned bedrooms, all benefiting from good natural light and flexibility for family living, home working, or guest accommodation. A modern family bathroom and a separate W.C. complete the first floor.

Externally, the property enjoys an enclosed rear garden, perfect for outdoor dining, children’s play, or low-maintenance relaxation. On-street parking is available to the front, and further advantages include gas central heating, new carpets and double glazing throughout.

LOCATION

Heath Road is situated in a well-established and popular residential area of Wellington, offering a convenient setting close to everyday amenities. The property is within easy reach of local shops, supermarkets, schools, parks, and healthcare facilities. Wellington town centre and railway station are also nearby, providing excellent transport connections to Telford, Shrewsbury, and further afield. The area benefits from strong road links, including easy access to the M54, making it ideal for commuting while still enjoying a friendly and community-focused neighbourhood.

ROOMS



GROUND FLOOR

LIVING ROOM

17'5 x 10'1

KITCHEN

15'10 x 8'10

DINING ROOM

9'9 x 8'3

FIRST FLOOR

BEDROOM ONE

13'5 x 10'2

BEDROOM TWO

11'5 x 9'8

BEDROOM THREE

10'2 x 7'5

BATHROOM

W.C.

EXTERNAL

GARDEN



LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band: B

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.