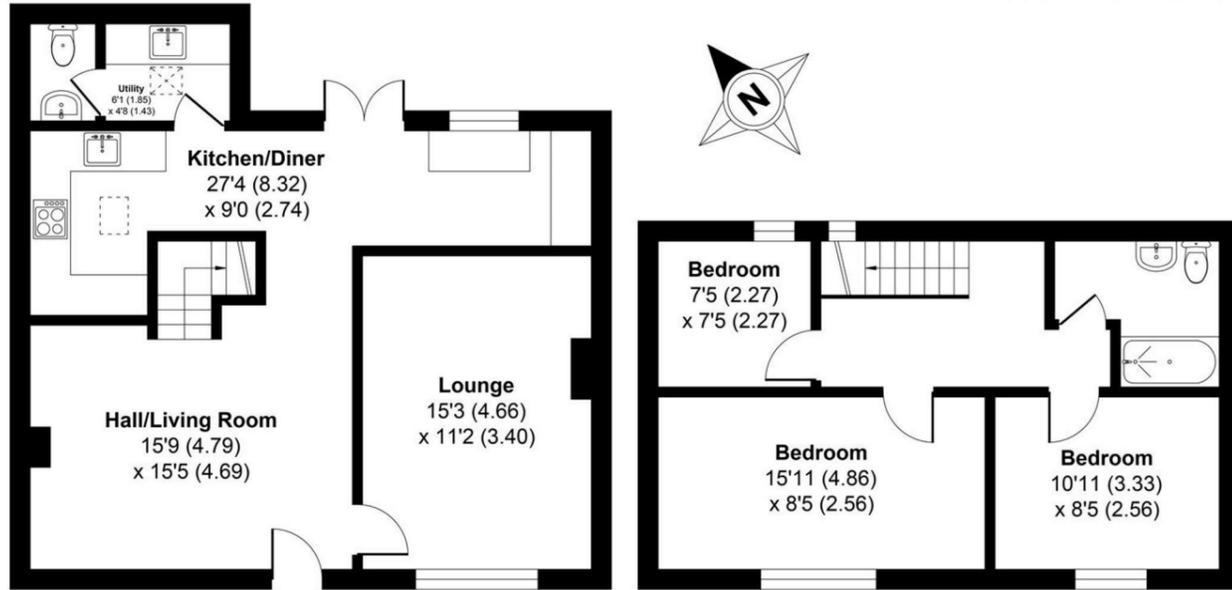


FOR SALE



5 Mill Bank, Wellington, Telford, TF1 1RX

Approximate Area = 1073 sq ft / 99.7 sq m
For identification only - Not to scale



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

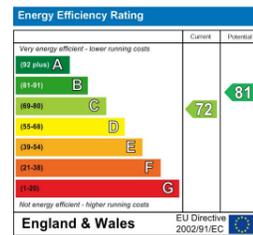
Offers in the region of £240,000

5 Mill Bank, Wellington, Telford, TF1 1RX

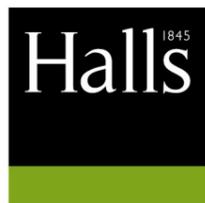
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Beautifully renovated three-bedroom terraced home offering of stylish, move-in ready accommodation. Featuring a sleek integrated kitchen, two reception rooms, ground floor WC, generous enclosed rear garden with decking, and private parking to the front — perfect for modern family living.



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



1 Bath/Shower Room/s



- No Chain
- Recently Refurbished
- Large Rear Garden
- Off-Street Parking
- Utility Room
- Two Reception Rooms

DESCRIPTION

Brilliantly Renovated & Beautifully Modernised Three Bedroom Home with Generous Garden & Parking

This superbly presented three-bedroom terraced property has been thoughtfully renovated throughout, offering stylish, contemporary living. With a long enclosed rear garden and private parking to the front, this is a home that perfectly blends practicality with modern comfort.

The ground floor offers a wonderfully balanced layout, ideal for both everyday living and entertaining. A welcoming dining room flows through to a comfortable lounge, creating a versatile and sociable living space. The heart of the home is the modern integrated kitchen/breakfast room, finished in a sleek, contemporary style and complete with built-in oven, hob, extractor and dishwasher. A useful utility area and ground floor WC add further convenience, while gas central heating and double glazing ensure year-round comfort.

Upstairs, the first floor provides three well-proportioned bedrooms along with a family bathroom featuring a shower over the bath — perfectly suited for growing families, first-time buyers or those looking to downsize without compromise.

Externally, the property continues to impress. To the front, a gravelled parking area provides off-road convenience. To the rear, the long enclosed garden offers a wonderful outdoor retreat, with a wooden decking area ideal for summer dining and a lawned section perfect for children, pets, or simply relaxing in the sunshine.

Stylish, practical and ready to move into, this beautifully modernised home ticks all the boxes.

LOCATION

Ideally positioned for easy access to the thriving market town of Wellington, which offers an excellent range of local shops, cafés and everyday amenities. The property is also conveniently located for the Princess Royal Hospital, Wellington railway station and well-regarded local schools.

ROOMS

GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

W.C.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

EXTERNAL

LOCAL AUTHORITY

Telford and Wrekin.

COUNCIL TAX BAND

TBC

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

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.