



Helping *you* move



54a Hollies Road, Wellington

Available with no upward chain, this end of terrace house provides well maintained and presented accommodation throughout with a full width lounge/diner, two generous double bedrooms, garage and driveway parking. Convenient for the shops and facilities of the local Market Town of Wellington.

Offers in the Region of

£180,000

54a Hollies Road, Wellington, Telford, Shropshire, TF1 2AX.

Overview

- Available with NO UPWARD CHAIN
- End of Terrace House
- Garage and Driveway Parking
- Fitted Kitchen
- Full Width Lounge/Diner
- Ground floor Cloaks/WC
- Two Double Bedrooms
- Bathroom with Shower
- Gardens to front & rear
- Gas CH, uPVC Double Glazing
- Freehold, EPC C, Council Tax B



Location

Situated on the edge of the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Bowring Park is just a short walk away. There are a range of Primary and Secondary Education facilities along with Telford College and Wrekin College. Access to the M54 via junction 7 leads to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation in the east and to the county Town of Shrewsbury in the west.

Brief Description

This well presented end of terrace home is available with no upward chain. It has been well maintained throughout and provides deceptively spacious accommodation, perfect for first time buyers, a professional couple or a young family. The front door opens into the Entrance Hall with stairs to the first floor having storage cupboard below and cloakroom/WC. Off to the left is the fitted kitchen, with a range of drawers, base and wall mounted units with complementary working surfaces, integral gas hob with separate fan oven below, space for an upright fridge / freezer, space and plumbing provision for washing machine and room for a further under-counter appliance. The full width lounge/diner has French style patio doors opening to the garden with a further rear aspect window flooding the room with light. Stairs ascend to the first floor landing with an access hatch to the



boarded loft space having a fitted loft ladder. There are two double bedrooms, both full width rooms, with built-in wardrobes / storage, served by the bathroom which features both a bath and separate shower cubicle, close coupled WC and wash basin. The accommodation benefits from gas central heating and uPVC double glazing throughout.

Externally, the property is approached by foot over a pathway with wrought iron boundary fence and low maintenance ornamental stone and specimen shrubs. To the rear, the fully enclosed garden is laid to flagged patio areas, artificial lawn and ornamental stone with specimen shrubs. A single garage and tandem driveway is located to the side of the property, accessed off Moorhouse Close. A timber gate between the house and the garage links the front garden to the driveway.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B (currently £1,670.13 for 2025/26)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

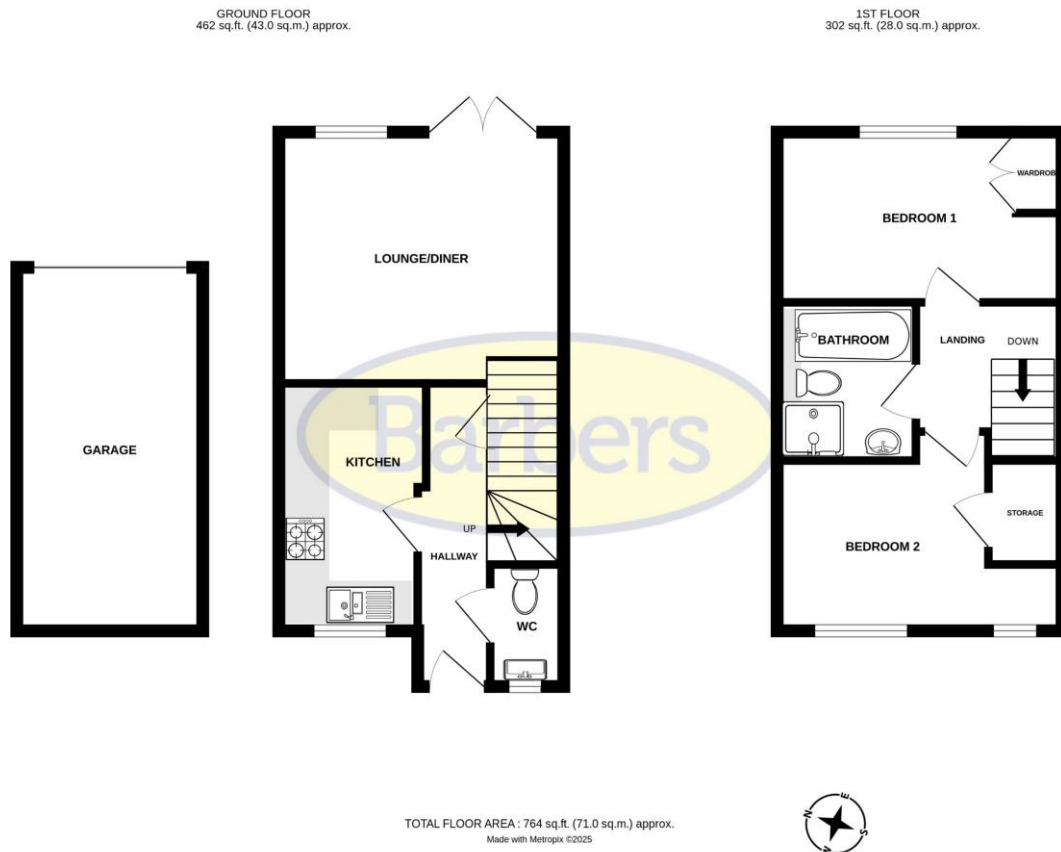
From the office in Wellington proceed along Church Street and turn right into Market Street. At the traffic lights turn left onto Bridge Road and then right into Haygate Road. Proceed along the road and take the third right into Hollies Road, where the property will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37624.280325

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All measurements quoted are approximate:

KITCHEN 11' 5" x 6' 7" (3.48m x 2.01m)

LOUNGE/DINER 13' 2" x 11' 7" max (4.01m x 3.53m)

CLOAKS/WC 5' 7" x 2' 10" (1.7m x 0.86m)

BEDROOM ONE 13' 2" x 7' 10" (4.01m x 2.39m)

BEDROOM TWO 13' 2" max (9' 8" min) x 7' 9" (4.01m x 2.36m)

BATHROOM 7' 3" x 6' 4" (2.21m x 1.93m)

GARAGE 16' 9" x 8' 7" (5.11m x 2.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.