



## Vesey Court, Wellington, Telford

£225,000



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Freehold | EPC rating: B

- NO UPWARDS CHAIN
- Fitted Kitchen/Diner
- Excellent First Time Buy/Investment

- Sought After Wellington Location
- Driveway Parking For Two Cars

# BELVOIR!

Property is personal

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Description	
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Situated in a pleasant and quiet cul-de-sac, this smart three-bedroom home is offered for sale with no upward chain, making it an ideal purchase for first-time buyers, families or investors alike.

The property is well presented throughout with neutral decor, allowing buyers to move straight in and add their own personal touch. The ground floor offers a welcoming layout comprising a spacious lounge, a large kitchen/diner ideal for family living and entertaining, and a convenient downstairs WC.

To the first floor are two well-proportioned double bedrooms, a single bedroom, and a family bathroom. Externally, the home benefits from an enclosed rear garden, perfect for children or outdoor relaxation, along with driveway parking for two vehicles to the front.

Ideally located within walking distance of Wellington town centre, the property is close to a wide range of shops, schools and excellent transport links. The popular local landmark The Wrekin is also nearby, offering fantastic walking and outdoor opportunities.

An excellent opportunity to acquire a well-located and attractively presented home in a sought-after residential area. Freehold / Council Tax Band C / EPC B / Service charge of approximately £241.07 per annum with Trinity Estates as advise be vendor.

**AML Regulations:** We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.

## Floorplan



## Rooms

### Hallway

1.91m x 1.7m (6'4" x 5'7")

### Living Room

4.03m x 3.61m (13'2" x 11'10")

### Kitchen Hallway

1.67m x 1.02m (5'6" x 3'4")

### WC

1.84m x 1.03m (6'0" x 3'5")

### Kitchen/Diner

4.64m x 2.51m (15'2" x 8'2")

### Landing

2.13m x 1.95m (7'0" x 6'5")

### Bedroom One

2.91m x 2.42m (9'6" x 7'11")

### Ensuite

1.73m x 1.63m (5'8" x 5'4")

### Bedroom Two

3.15m x 2.57m (10'4" x 8'5")

### Bedroom Three

3m x 1.98m (9'10" x 6'6")

### Bathroom

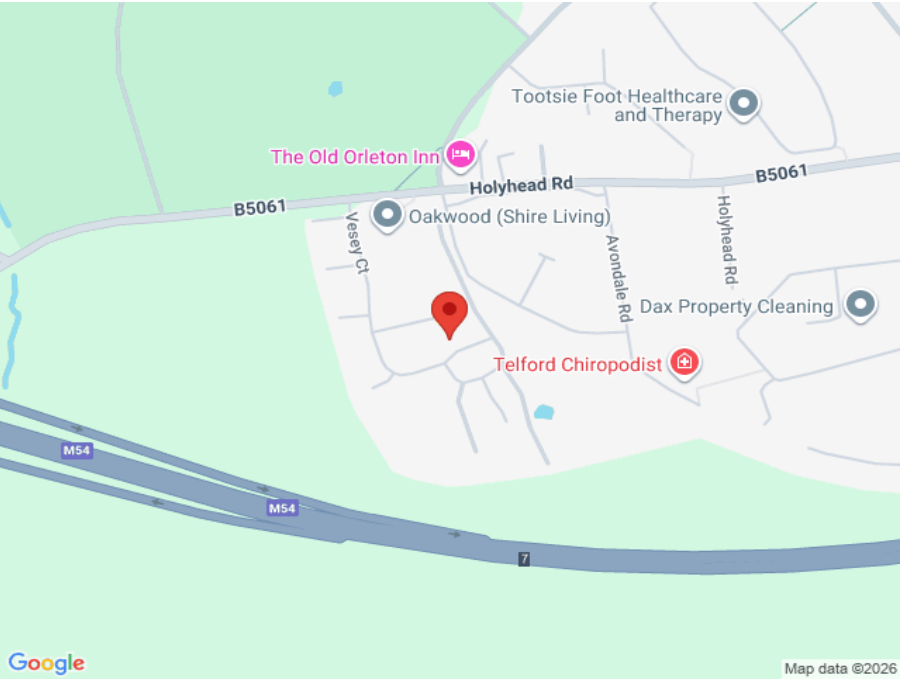
1.99m x 1.66m (6'6" x 5'5")



## Photographs



**Map**



## Notes

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