

# ALBERT ROAD

WELLINGTON | TF1 3AU



**FOR SALE**  
Offers in the Region Of  
**£430,000**  
Freehold



- Spacious 5 bedroom semi detached home
- Extended over three floors to provide family accommodation
- Comfortable lounge to the front
- Open plan kitchen, living, dining room with bifolds
- Home office and laundry room
- Ground floor shower room
- Four bedrooms and main bathroom to the first floor
- Loft bedroom with en suite
- Parking to the front
- Lovely rear garden with patio and sheds
- Council Tax Band - C



### Mannleys Sales & Lettings

23A Market Street, Wellington,  
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk  
mannleysproperty.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 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.



**MANNLEYS**

Presenting a spacious 5-bedroom semi-detached house, extended over three floors, located in a highly sought-after area in Wellington.

This home offers spacious and modern living spaces, perfect for a growing family.

The hallway welcomes you into the home and provides access to all ground floor areas, the lounge is a cozy space to unwind and entertain. The open-plan kitchen living diner is the heart of the home, featuring bifold doors that flood the space with natural light. Finally there is an office/study to the back on the property that provides a dedicated workspace, the laundry room and ground floor shower room offer practicality.



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To the first floor are four bedrooms that provide ample accommodation and a modern main bathroom that serves the bedrooms on this floor.

The top floor boasts a generous ensuite bedroom with privacy and comfort.

The front of the property offers parking space for vehicles and the rear garden is a private oasis, complete with decking, patio areas, and sheds for storage.

Situated in a highly desirable area, this property provides easy access to local amenities, schools, and transportation links. This exceptional home combines modern living with practicality, making it an ideal choice for families. Don't miss the opportunity to make this your forever home.

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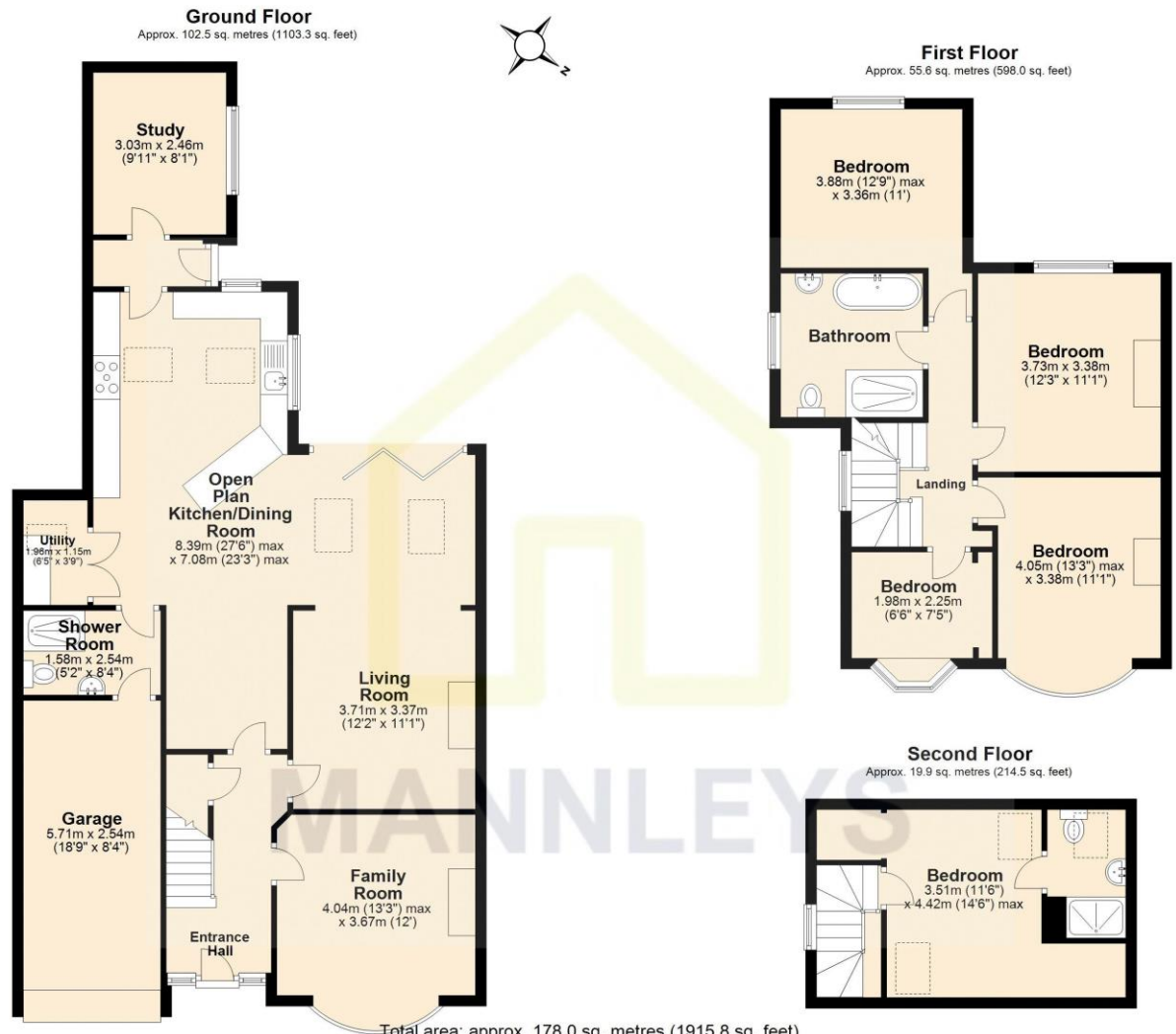
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Plan produced using PlanUp.

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

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