

AVONDALE ROAD

WELLINGTON | TF1 2HD



FOR SALE
Offers in the Region Of
£325,000
Freehold



- Step into a welcoming three-bedroom semi-detached residence, carefully improved for the comfort of a growing family
- Guest cloaks w/c & Utility
- The modern kitchen, equipped with wall and base units, offers a practical space for cooking adventures and family gatherings
- Relax in the spacious lounge, adorned with a bay window for ample natural light and featuring a fireplace log burner for added coziness
- Enjoy the benefits of a charming conservatory, providing a perfect space for relaxation and additional comfort
- The modern family bathroom combines style and functionality, featuring both a bath and a separate shower for a spa-like experience
- The rear garden, enclosed and private, includes a wooden decking area, offering a perfect spot for relaxation and entertaining
- Benefit from a garage and a spacious driveway, providing ample parking space for convenience
- Viewing essential to fully appreciate the special merits on offer
- A viewing is essential to fully appreciate the special merits of this home. Call 01952 245064 to arrange your internal viewing
- Council Tax Band - C



Mannleys Sales & Lettings

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

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info@mannleysproperty.co.uk
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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.

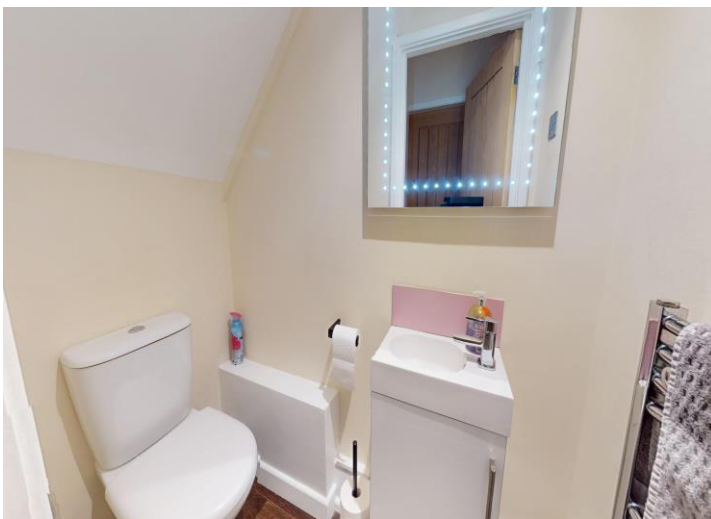


Step into this inviting three bedroom semi-detached family home, meticulously improved and tastefully presented to create an ideal sanctuary for the growing family.

Every detail has been carefully considered to ensure comfort and style resonate throughout this charming residence.

The modern kitchen, equipped with a variety of wall and base units, caters to culinary enthusiasts, providing an ideal space for both cooking adventures and family gatherings boasting utility room and guest cloaks w/c.

Relax in the generously sized lounge, featuring a bay window that bathes the space in natural light and enjoys fireplace log burner.



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Benefiting lovely conservatory addition perfect for relaxing.

To the first floor discover blissful living in three thoughtfully designed bedrooms, offering a perfect balance of comfort and style for the entire family.

The modern family bathroom caters to both style and functionality, providing a spa-like experience for daily rejuvenation with bath and separate shower.

Private and enclosed rear garden with wooden decking area perfect for relaxing and entertaining. Garage and spacious driveway providing ample car parking.

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Short distance to amenities, shops and local Schools.

Excellent access to local road networks and M54 motorway.

Viewing essential to fully appreciate the special merits on offer.

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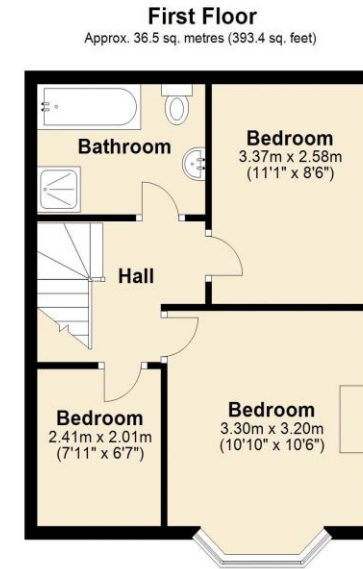
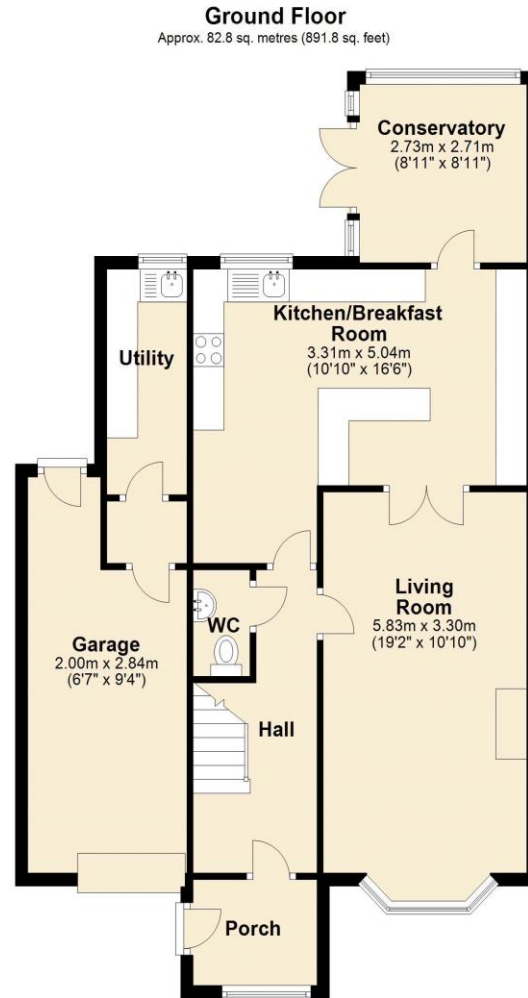
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Total area: approx. 119.4 sq. metres (1285.1 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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