

PEMBROKE DRIVE

WELLINGTON | TF1 3PT



FOR SALE
Offers in the Region Of
£450,000
Freehold



- Exquisite and beautifully presented four-bedroom executive-style detached family home
- Ideally positioned in a highly desirable location within a peaceful cul-de-sac.
- Study & Utility
- Modern stylish fitted kitchen with a variety of wall and base units
- Spacious living room
- Dining room
- Conservatory
- Modern shower room & En-suite shower room
- Private and enclosed rear garden and patio seating area perfect for relaxing and entertaining
- Double garage and double width driveway providing ample car parking
- Council Tax Band - F



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

Exquisite and beautifully presented four-bedroom executive-style detached family home, ideally positioned in a highly desirable location within a peaceful cul-de-sac position.

Offering a flawless presentation and thoughtful design, this property creates an ambiance of sophistication and comfort for your family.

Comprising; porch, entrance hallway, guest cloaks w/c, study, utility room, modern stylish fitted kitchen with a variety of wall and base units and breakfast bar seating area, spacious living room, separate dining room and conservatory.



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To the first floor are four double bedrooms with the main bedroom featuring an en-suite bath and separate shower with fitted wardrobes and a further modern family shower room.

Private and enclosed rear garden and patio seating area perfect for relaxing and entertaining. Double garage and double width driveway providing ample car parking.

Short walking distance to the Historic market town of Wellington and its local amenities, shops and local Schools. Excellent access to local transport links including Wellington train station and M54 motorway.

Viewing essential to fully appreciate the special merits on offer.

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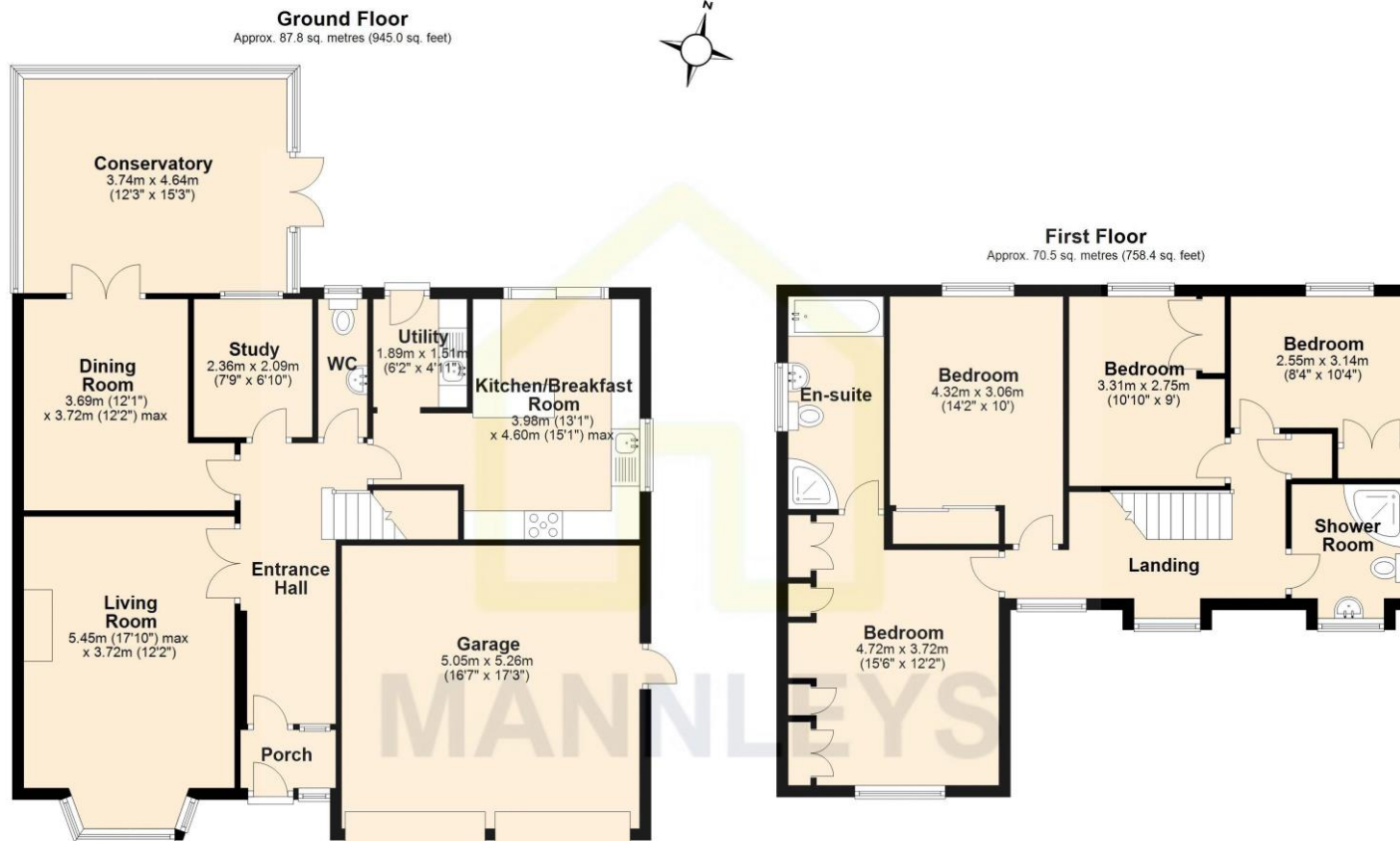
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Total area: approx. 158.3 sq. metres (1703.5 sq. feet)

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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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