

HERBERT AVENUE

WELLINGTON | TF1 2BS



FOR SALE
Offers in Excess of
£270,000
Freehold



- Spacious 3-bedroom semi-detached property
- Significant opportunity for refurbishment and enhancement
- Comfortable living room
- Spacious dining room
- Downstairs WC
- Main bedroom featuring built in wardrobe
- Bathroom located at end of the hallway
- Spacious garden with shed for storage
- Local amenities
- Great road links
- Off road parking available as well as garage
- 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.



This spacious 3 bedroom semi-detached property is located in the popular area of Wellington and presents significant opportunities for refurbishment and enhancement.

Once you enter the property you are greeted by a comfortable living room, a dining room, the kitchen and a downstairs WC for added practicality.

Upstairs we have 3 bedrooms offering plenty of space for relaxation, at the end of the hallway is the bathroom.

This property features a high-pitched roof meaning the loft area could be converted into a fourth bedroom (subject to P/P).



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Outside you are greeted by a large garden with a shed to store your gardening equipment, a greenhouse and a pathway to travel down.

To the front there is off road parking available as well as a garage.

The property offers plenty of local amenities as well as great road links with the M54 motorway



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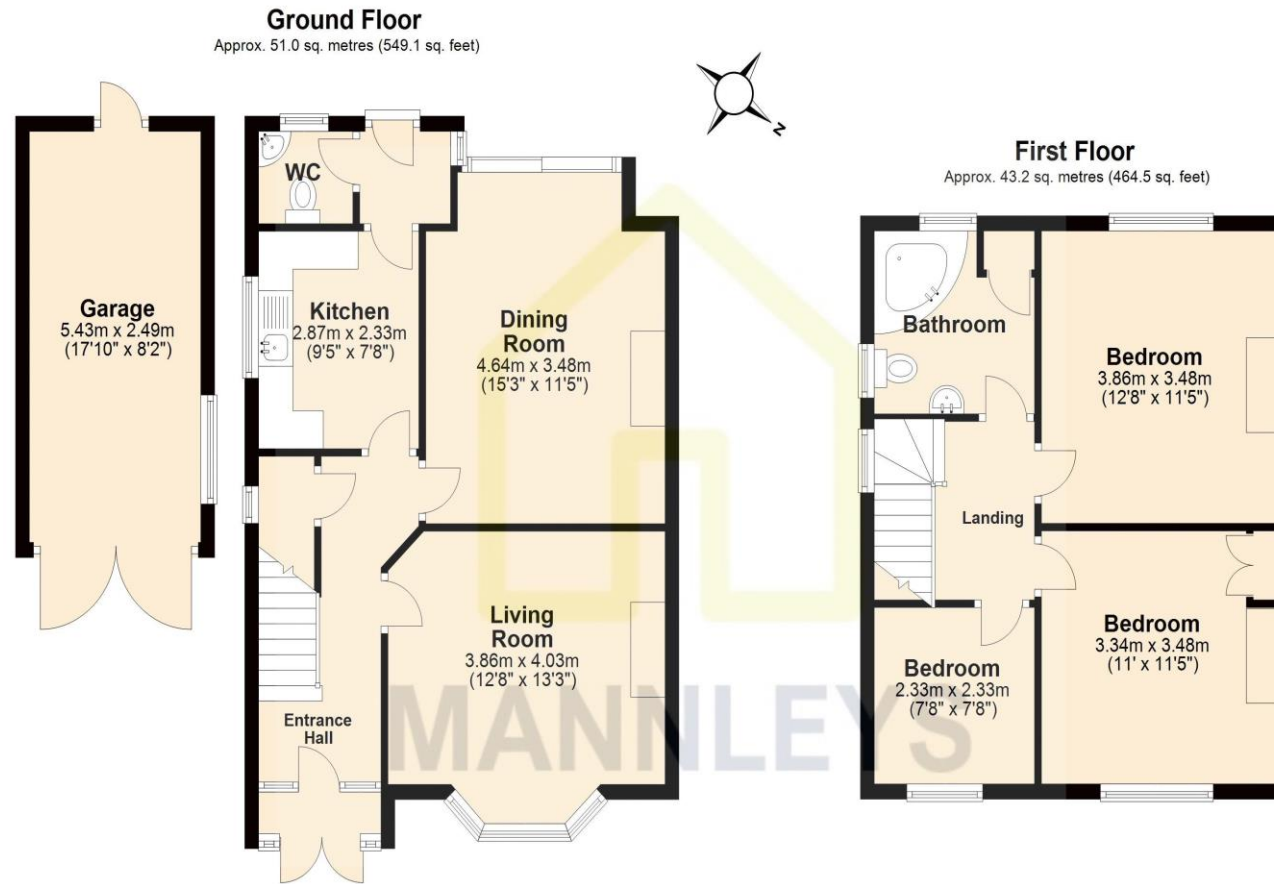
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Total area: approx. 94.2 sq. metres (1013.6 sq. feet)

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

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