

LINDEN GROVE

WELLINGTON | TF1 1QS



FOR SALE
Offers in the Region Of
£235,000
Freehold



- Hidden Gem: An Exceptionally Enhanced 3-Bedroom Semi-Detached Family Home
- Situated in a highly desirable location
- Modern stylish fitted kitchen
- Dining room
- Lounge
- Family bathroom
- Private and enclosed rear garden and patio seating area
- Garage and driveway providing ample car parking
- Short walking distance to amenities & access to M54 motorway
- Viewing recommended
- 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.



Hidden Gem: An Exceptionally Enhanced 3-Bedroom Semi-Detached Family Home in a highly desirable Location. This marvelous three-bedroom semi-detached family home is tucked away position. Comprising; entrance hall, modern stylish fitted kitchen separate dining room and spacious lounge. To the first floor are three bedrooms and a family bathroom. Private and enclosed rear garden and patio seating area. Garage and driveway providing ample car parking. Short walking distance to amenities, shops and local Schools. Excellent access to local road networks and M54 Motorway.



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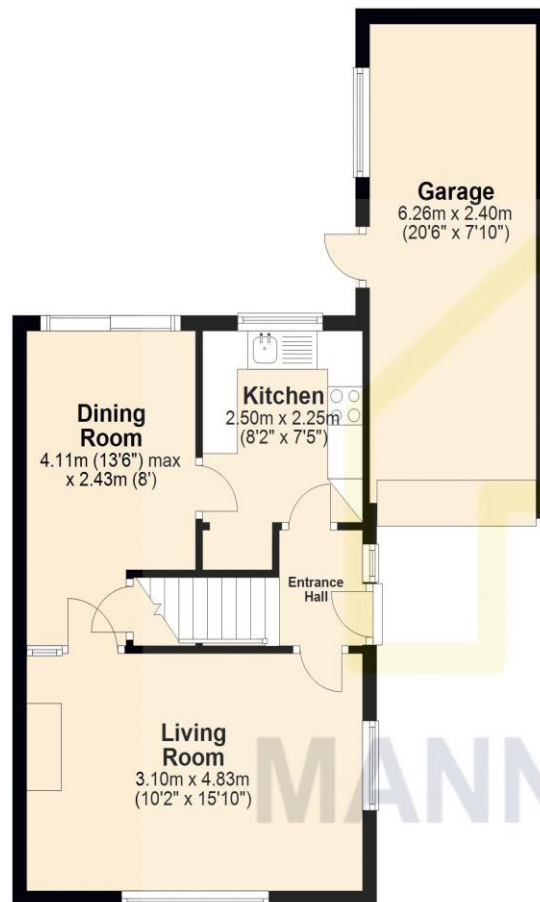
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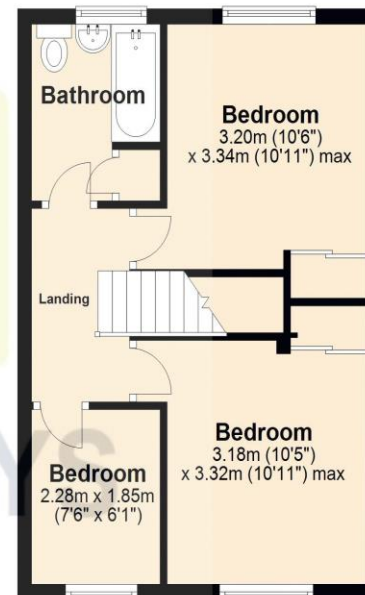
Ground Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 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	57 D	
39-54	E		
21-38	F		
1-20	G		

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