

CRESCENT ROAD

WELLINGTON | TF1 3DW



FOR SALE
Offers in the Region Of
£540,000
Freehold



- Stunning Five Bedroom Detached Home in Sought After Location
- Fantastic Local Amenities Walking Distance to Wellington Town Centre & Great Road Links
- Living Room & Dining Room & Family Room & Conservatory
- Refitted Breakfast Kitchen & Utility & Ground Floor wc
- Entrance Hallway & Entrance Porch
- Four Good Sized First Floor Bedrooms & Family Bathroom with Bath & Shower
- Top Floor Loft Bedroom with En-Suite Shower & Store Room
- Established Gardens & Extensive Driveway Parking
- Viewing Essential
- Council Tax Band - F



Mannleys Sales & Lettings

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

01952 245 064

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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 this exquisite five-bedroom detached family home situated in a highly sought-after established location within walking distance to Wellington Town centre. Offering an array of fantastic local amenities, a train station, and convenient motorway access, this property provides the ideal blend of comfort and convenience.

The flexible family accommodation is spread across three floors. The ground floor comprises an entrance porch, hallway, sitting room, family room, dining room, conservatory, recently refitted breakfast kitchen, utility room, and a convenient ground floor WC.

Upstairs, the first floor accommodates four generously sized bedrooms and a family bathroom



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complete with a bath and separate shower.

On the top floor, a spacious loft bedroom awaits, boasting an en-suite shower and useful storage space.

Sitting on a substantial plot, the property features an extensive driveway with ample parking space at the front. To the rear, a delightful established garden provides a tranquil retreat.

Additional benefits include gas central heating and double glazing throughout.

Don't miss the opportunity to make this stunning family home yours and enjoy the perfect blend of comfort, convenience, and style.

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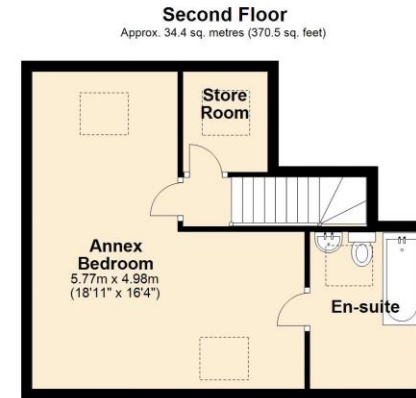
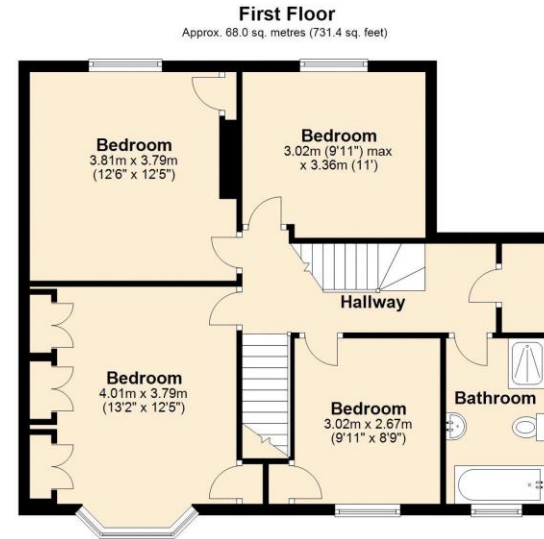
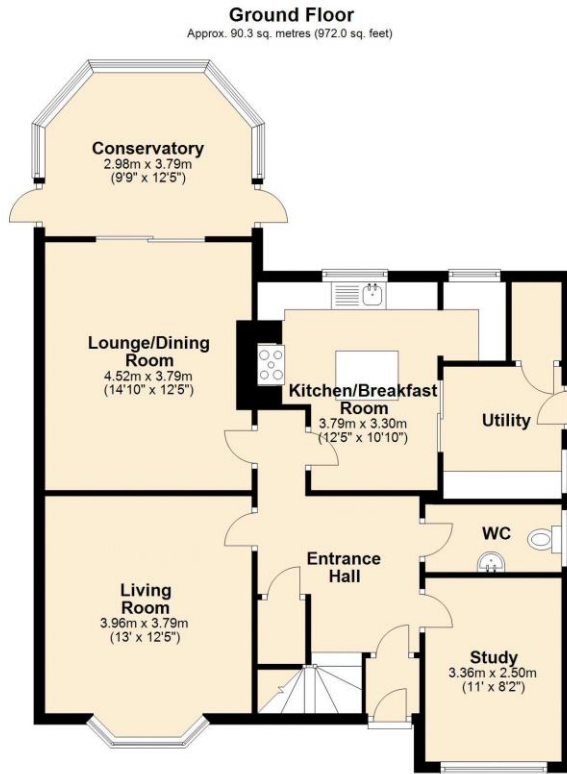
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Total area: approx. 192.7 sq. metres (2073.9 sq. feet)

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		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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