

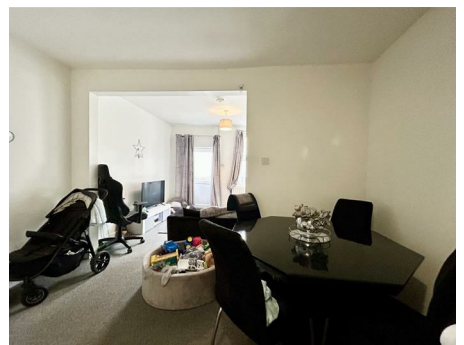


FOR SALE

Offers in the Region of £140,000

71 Mill Bank, Wellington, TF1 1SD

This delightful two-bedroom mid terraced house on Mill Bank offers a fantastic opportunity to live in a well-established area of Wellington. With its inviting living spaces, convenient location, and potential to add your own personal touch, this property is not to be missed.



- Close to amenities.
- Great transport links.
- Perfect for first-time buyers and investors.
- Period property.
- Total ft² - 571
- Private courtyard garden.

DESCRIPTION

This charming two-bedroom terraced house is located on Mill Bank in Wellington, offering a perfect blend of character and convenience. Ideal for first-time buyers or investors, this property is within walking distance of local amenities, schools, and transport links.

The property welcomes you with a cosy living room featuring a large front-facing window that fills the space with natural light. The room is perfect for relaxing or entertaining, with ample space for seating and personal touches. From the living room, you'll find a generous dining area leading into a fully fitted kitchen. The kitchen includes modern appliances, plenty of cupboard space, and room for a small breakfast table or additional storage. To the rear of the property, you'll find a W.C., ideal for extra convenience.

Upstairs, there are two well-proportioned bedrooms, each offering a bright and airy atmosphere. The master bedroom is spacious enough for a double bed, with built-in storage or room for free-standing furniture. The second bedroom, also a good size, could be used as a guest room, nursery, or home office. The family bathroom is equipped with a bath, shower, and all the necessary fittings for comfortable living.

To the rear of the property is a small but well-maintained garden, perfect for outdoor relaxation or as a space for children to play. The front of the house is neatly presented, with a path leading up to the front door, adding to the welcoming feel of the property.

LOCATION

Situated on Mill Bank, this property is within easy reach of Wellington town centre, offering a wide range of shops, cafes, and local amenities. With excellent transport links, including bus and rail services, the property is well-connected to surrounding areas, making it ideal for commuters. The property also benefits from being close to local schools and green spaces.

DIRECTIONS

From our office turn left onto Bridge Road and stay on this road for 0.4 miles. Once you get to the roundabout take the second exit onto Glebe Street. Stay on this road for 310 yards and turn right at the mini roundabout onto High Street. In 0.3 miles you will be able to find the property on your left.

GROUND FLOOR

ROOMS

LIVING ROOM

A spacious living room with access through the front door and views to the front elevation.

DINING ROOM

The dining room is open plan with the living room and provides a perfect family area.

KITCHEN

The fitted kitchen offers ample worktop and cupboard space with windows to the rear aspect.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the front elevation.

BEDROOM TWO

A single bedroom with views to the rear elevation.

BATHROOM

A white three-piece suite comprising bath with hand-held shower fitting, wash-hand basin and W.C.

EXTERNAL

COURTYARD GARDEN

The low maintenance enclosed courtyard garden has both patio and artificial grassed area.

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band A

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

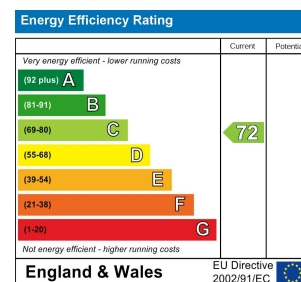
ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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