



360 HOLYHEAD ROAD

WELLINGTON | TELFORD | TF1 2HA

Halls<sup>1845</sup>





# 360 HOLYHEAD ROAD

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Telford 5.4 miles | Oswestry 29 miles | Wrexham 44 miles | Shrewsbury 11 miles | Chester 46 miles  
(all mileages are approximate)

AN EXQUISITE MODERN FAMILY HOME SET WITHIN A LARGE PLOT

Well Presented Throughout  
Close to Local Amenities  
Double Garage and Driveway  
Great Transport Links  
Total ft<sup>2</sup> - 2470.00



**Telford Office**

32 Market Street, Wellington, Telford,  
Shropshire, TF1 1DT

**T:** 01952 971800

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Viewing is strictly by appointment with the selling agents

## LOCATION

Holyhead Road in Wellington, is a well-positioned area offering a blend of convenience and charm. Situated just a short distance from Wellington's town centre, residents enjoy easy access to a range of local amenities, including shops, schools, and transport links. The area is also well-connected by road, with the M54 nearby, providing excellent links to Telford, Shrewsbury, and beyond. Surrounded by scenic countryside, Holyhead Road offers a peaceful atmosphere while being within easy reach of vibrant urban life, making it an ideal location for those seeking a comfortable and accessible place to live.

## DIRECTIONS

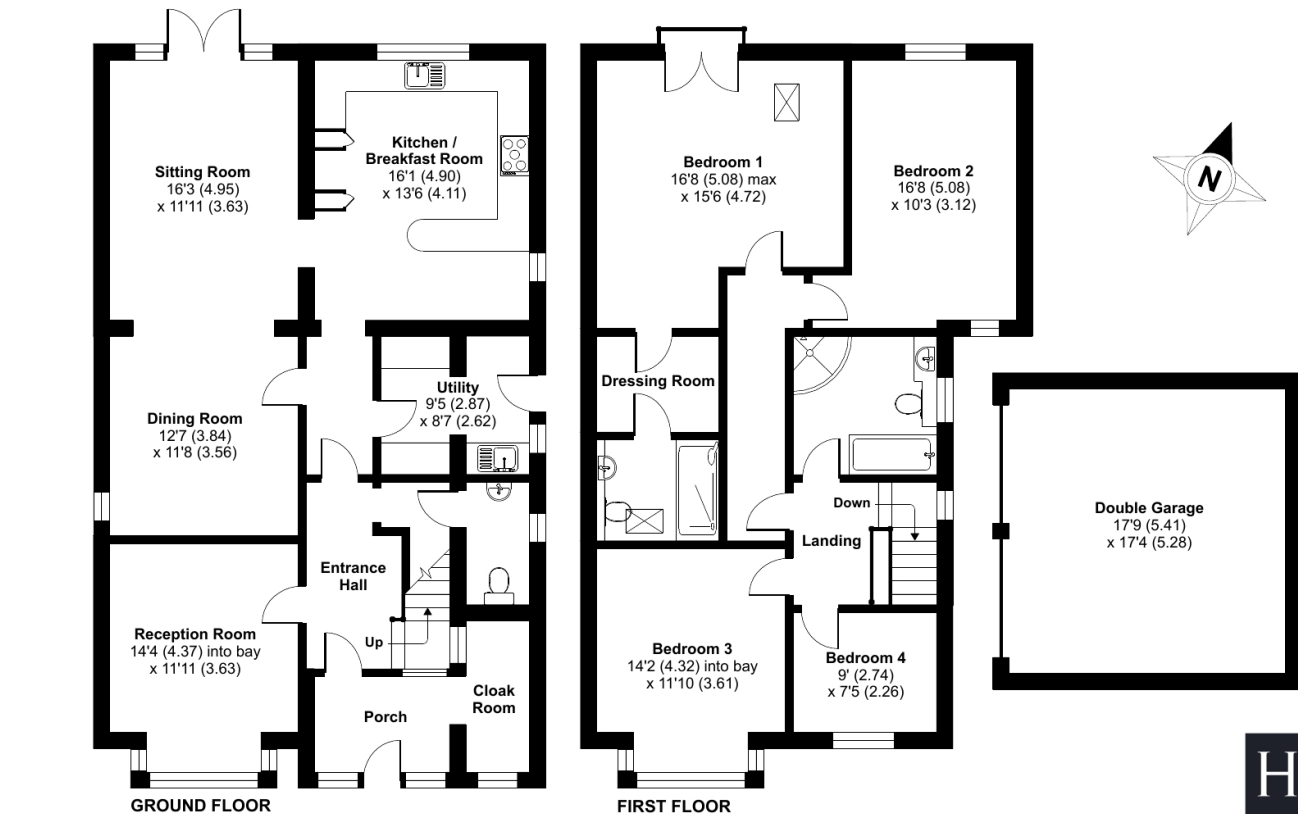
From our office on Market Street, Wellington, turn left onto Bridge Road. In 300 yards, turn right onto Wrekin Road. Stay on this road for 0.3 miles before turning right onto Holyhead Road where you will find the property on your right in approximately 0.5 miles.

## PROPERTY

Welcome to this beautifully presented and fully refurbished residence, offering an impressive blend of character, contemporary design, and generous living space. Benefiting from a substantial double-storey rear extension, this remarkable property provides the perfect environment for modern family living, while retaining its original charm through tasteful detailing and period features.

Set back from the road, the home boasts a large driveway with ample parking for multiple vehicles, in addition to a spacious double garage—ideal for secure storage or further potential use.

Upon entering, you are greeted by a striking entrance hall and porch that immediately sets the tone for the stylish interiors beyond. The ground floor flows effortlessly, with a generous reception room to the rear featuring elegant French doors that open directly onto a landscaped patio—perfect for seamless indoor-outdoor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1303432

living. A second reception room to the front is equally impressive, boasting a beautiful bay window, media wall, and a log-burning stove, creating a cosy yet contemporary space ideal for entertaining or relaxing with the family.

The heart of the home is the stunning Howdens fitted kitchen and breakfast room, designed with both practicality and style in mind. Complemented by a large utility room and a convenient ground-floor

cloakroom/W.C., this space is perfectly equipped for busy family life.

Upstairs, the accommodation continues to impress with a luxurious main bedroom suite, complete with its own walk-in wardrobe and modern en-suite facilities. Additional bedrooms offer ample space and flexibility, with excellent storage options throughout the property to meet every need.

Approximate Area = 2161 sq ft / 200.7 sq m  
Garage = 309 sq ft / 28.7 sq m  
Total = 2470 sq ft / 229.4 sq m  
For identification only - Not to scale







### GARDEN

Outside, the rear garden is a true highlight—thoughtfully landscaped with patio and decking areas for al fresco dining, along with a large storage shed to keep things tidy and organised.

### SUMMARY

Situated in a highly sought-after location, this exceptional home enjoys easy access to local amenities, reputable schools, and excellent transport links, including the M54, making commuting or weekend getaways effortless.

Combining elegant living spaces, high-end finishes, and a practical layout, this is a rare opportunity to acquire a truly move-in ready home that offers style, substance, and space in abundance.



## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water, electric, drainage and gas.

## LOCAL AUTHORITY

Telford and Wrekin Council,  
Derby House,  
Lawn Central,  
Telford,  
TF3 4NT

Tel: 01952 380 000.

## COUNCIL TAX

Council Tax Band – E

## VIEWINGS

Strictly by appointment with the selling agent.

Halls Estate Agents Telford.

Tel: 01952 971 800

Email: [telford@halls.gb.com](mailto:telford@halls.gb.com)



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







