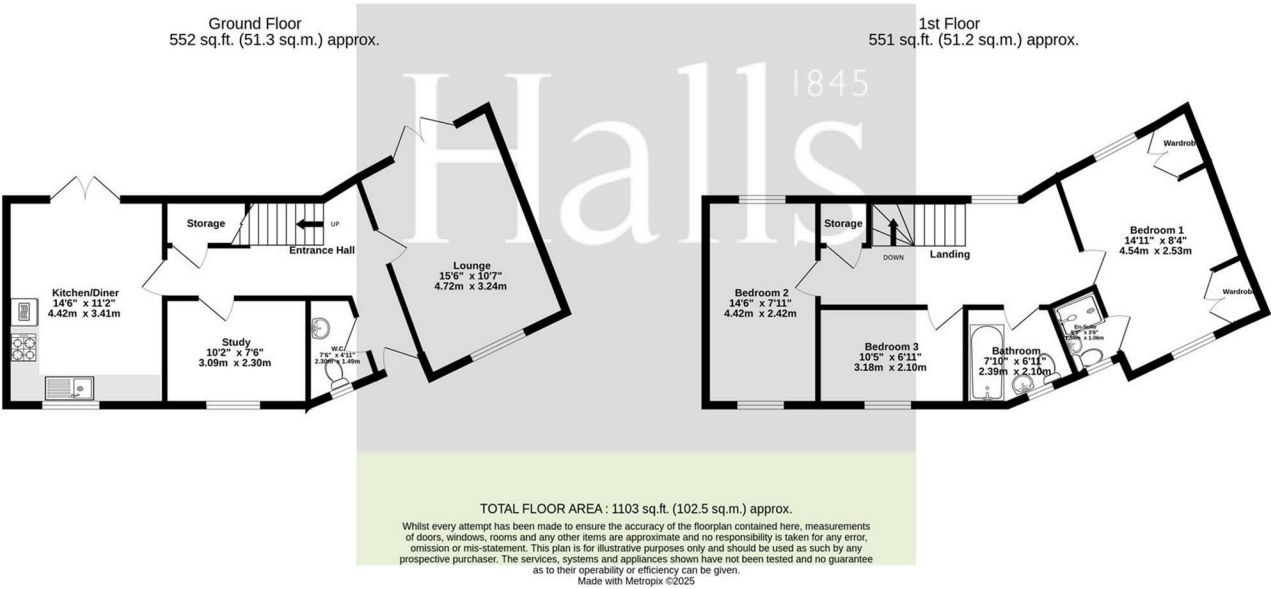


FOR SALE

55 Moorhouse Close, Wellington, Telford, TF1 2BF



FOR SALE

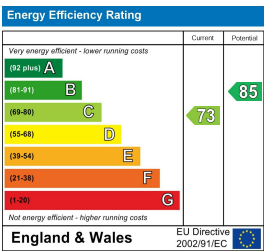
Offers in the region of £250,000

55 Moorhouse Close, Wellington, Telford, TF1 2BF

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



This immaculate three-bedroom property is situated close to Wellington Town Centre, and offers spacious accommodation along with a garage and parking - perfect for first-time-buyers.




01952 971800


Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com




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2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Spacious Accomodation
- Garage and Driveway
- Close to Amenities
- Generous Plot
- Well-Presented
- Two Reception Rooms

DESCRIPTION

This bright and airy home offers spacious and versatile accommodation, ideally positioned on a generous plot within easy reach of local amenities. Well-presented throughout, the property is perfect for families or those looking for comfortable, modern living in a convenient location.

Offering a private driveway and garage on arrival, the property opens into a welcoming entrance hallway with a useful ground floor W.C. Two spacious reception rooms provide flexible living space, ideal for both relaxing and entertaining, or alternatively a large office space for those who work from home. The main lounge features French doors that open directly onto the rear garden, allowing natural light to flood the room and creating a seamless indoor-outdoor feel.

The contemporary kitchen/diner also benefits from French doors to the garden, offering a sociable and practical space for family meals and gatherings. Upstairs, the property boasts three generously sized double bedrooms, including a master bedroom complete with its own en-suite shower room. A modern family bathroom suite serves the additional bedrooms.

Outside, the large plot provides ample garden space—perfect for outdoor living, gardening, or potential extensions (subject to planning). The driveway and garage offer ample off-road parking, plus the added advantage of an EV charging point.

This attractive and well-maintained home is situated close to a range of local amenities, schools, and transport links, making it a superb choice for modern family life.

LOCATION

Located on the edge of the historic market town of Wellington, this property benefits from convenient access to a variety of local amenities, including shops, a traditional market, a library, a leisure centre, and both bus and railway stations. The area offers a range of primary and secondary schools, as well as further education institutions such as Telford College of Arts and Technology, New College, and Wrekin College.

The M54 is easily accessible via Junction 6, providing direct routes to Telford Town Centre with its excellent shopping and leisure facilities, and further connections to the wider West Midlands conurbation. Alternatively, Junction 7 offers routes towards Shrewsbury and the West.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE
15'8" x 10'5"

STUDY
10'2" x 7'6"

KITCHEN/DINER
14'5" x 11'1"

FIRST FLOOR

BEDROOM 1
15'8" x 10'5"

EN-SUITE

BEDROOM 2
14'5" x 7'10"

BEDROOM 3
10'5" x 6'10"

BATHROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX

Council Tax Band: D

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

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.