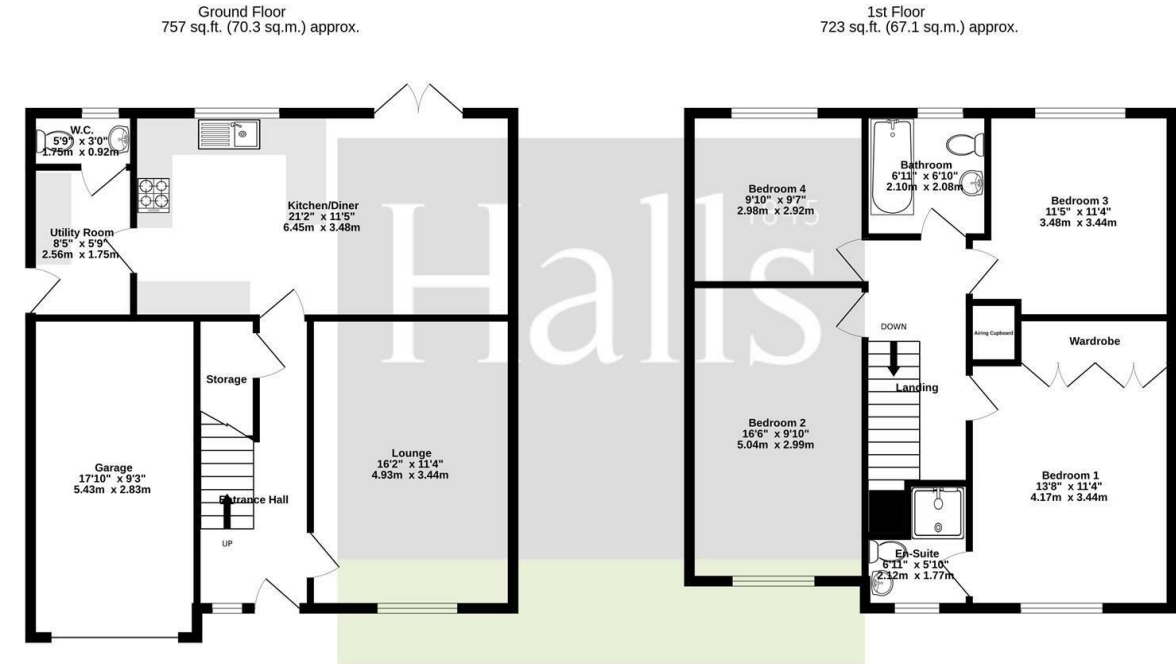


TO LET

23 Hall Meadow, Wellington, Telford, TF1 2FT



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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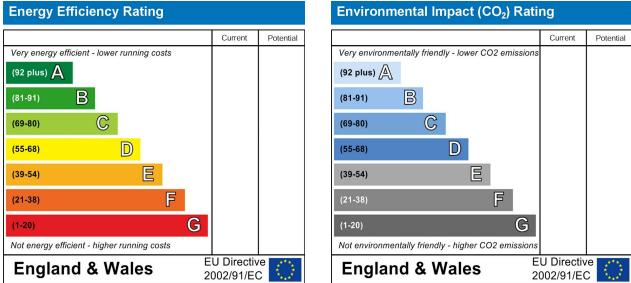
TO LET

£1,750 Per Calendar Month

23 Hall Meadow, Wellington, Telford, TF1 2FT

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.



Spacious four-bedroom family home. Features a lounge, kitchen/diner with integrated appliances, utility, W.C, four bedrooms including a master with en-suite, and a family bathroom. Benefits include a private garden, garage, and pets are considered.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

LOCATION

Hall Meadow is a modern residential area in Wellington, Telford, offering a peaceful suburban environment with convenient access to local amenities. The area is close to Wellington railway station, making travel straightforward, and is well-served by nearby schools, shops, and healthcare facilities. With a range of recreational options and a friendly community feel, Hall Meadow is an ideal location for families and professionals alike.

ROOMS

KITCHEN/DINER

21'1" x 11'5" (6.45 x 3.48)

LOUNGE

16'2" x 11'3" (4.93 x 3.44)

UTILITY

8'4" x 5'8" (2.56 x 1.75)

W.C

BEDROOM ONE

13'8" x 11'3" (4.17 x 3.44)

BEDROOM TWO

16'6" x 9'9" (5.04 x 2.99)

BEDROOM THREE

11'5" x 11'3" (3.48 x 3.44)

BEDROOM FOUR

9'9" x 9'6" (2.98 x 2.92)

BATHROOM

GARAGE

GARDEN

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band: E

VIEWINGS

Strictly by appointment with the selling agent.

DEPOSIT

To be held in the Deposit Protection Service.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

