

HARWOOD

THE ESTATE AGENT

01952 881010

33 Ercall Lane, Wellington TF1 2DY



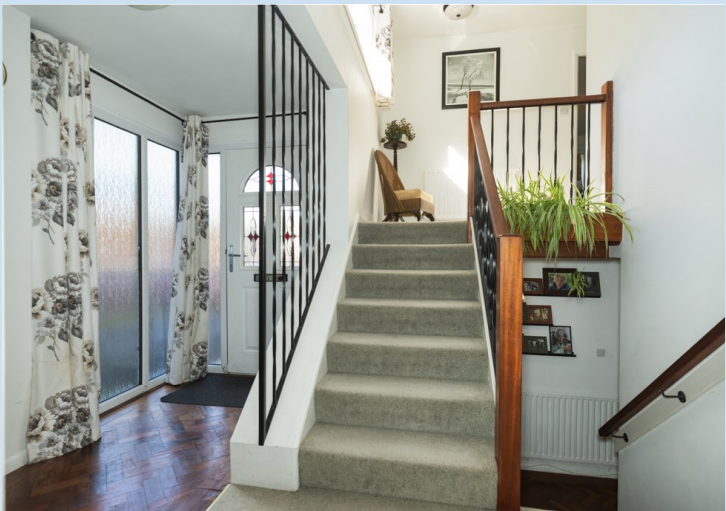
£ 5 9 9, 9 5 0 region

Located in a well-regarded part of Wellington, this substantial property offers over 2,700 sq ft of accommodation arranged across three floors and presents an exciting opportunity to create a superb family home tailored to individual tastes. The layout is both spacious and versatile. The ground floor features a large sitting room, a formal dining room, a study, and a kitchen/breakfast room with an adjoining utility. On the first floor, the entrance hallway with guest W.C. leads to a comfortable double bedroom. The upper floor is home to three further generously proportioned bedrooms, including a principal suite with en-suite bathroom, along with a well-sized family bathroom. Externally, the property benefits from a generous driveway, a double garage, and a front garden. To the rear, a sunny garden with mature trees and shrubs enjoys a peaceful setting, backing onto private woodland and offering both privacy and natural beauty. A brick built potting shed sits to the rear of the property, ideal for gardening enthusiasts.

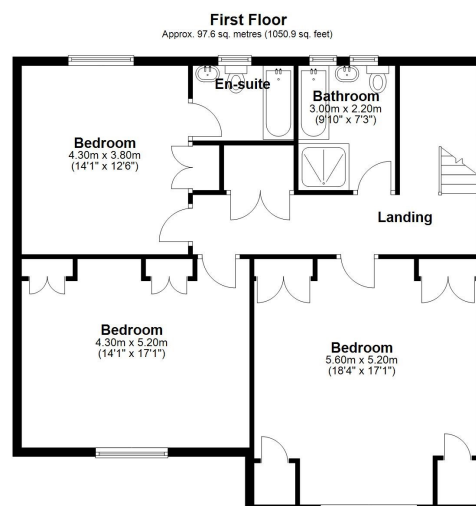
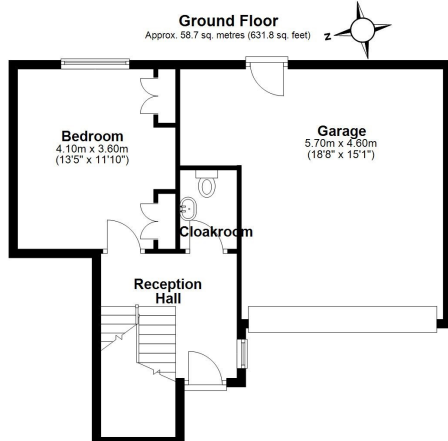
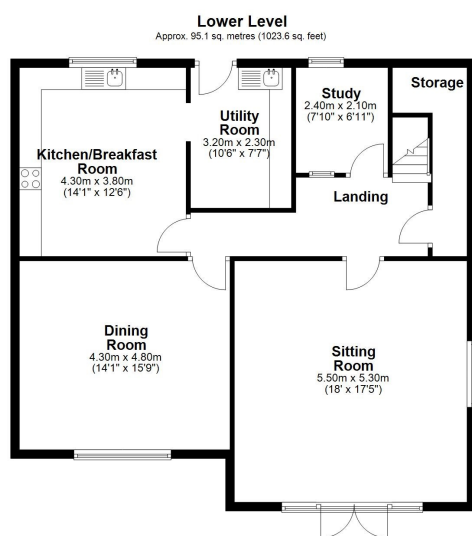
Ideally positioned, the property lies along the walking route to The Ercall and The Wrekin, providing excellent opportunities for outdoor recreation. It also falls within the catchment area of the highly regarded Thomas Telford School.

This is a rare opportunity to acquire a spacious home in a sought-after location, with scope for modernisation and the potential to create something truly special.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 251.4 sq. metres (2706.4 sq. feet)
33 Erccall Lane

Tenure Freehold **Council tax** Band G

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 30th September 2025