



SAMUEL WOOD

17 Cound Close, Wellington, Telford, Shropshire, TF1 3JG

Offers In The Region Of £235,000







# 17 Cound Close

Wellington, Telford, Shropshire, TF1 3JG



- Beautifully Presented Family Home
- Converted Attic for Office/Hobbies
- Open Plan Dining Kitchen
- Landscaped Garden With Views
- Gas Central Heating
- Three Generous Sized Bedrooms
- Spacious Reception Room
- Good Sized Conservatory
- Garage And Driveway
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented family home on Cound Close in Wellington. The well designed accommodation comprised over three floors provides spacious contemporary living complemented by a landscaped rear garden and driveway. The recently updated decor makes this an attractive property for any prospective purchaser. Situated within excellent school catchment, close to a nature reserve and nearby practical road links. Viewing is highly recommended by the selling agent.

This property presents a functional layout, starting with its ground floor entrance hall which leads to the spacious living room. Adjacent to the living room lies the dining kitchen, designed for convenience and sociability along with utility room and cloakroom WC. The highlight of the ground floor is the conservatory accessible from the dining area, offering ample space for enjoying natural light and views of the landscaped gardens.

Ascending to the first floor you will find three bedrooms and the modern bathroom, additionally, the attic has been cleverly converted to provide versatile options for office space or leisure area, accommodating various lifestyle needs.

Outside, a driveway leads to the garage with a gravelled front garden for easy maintenance. To the rear, the landscaped gardens offer a tranquil retreat with pleasing views towards the iconic silhouette of the Wrekin.

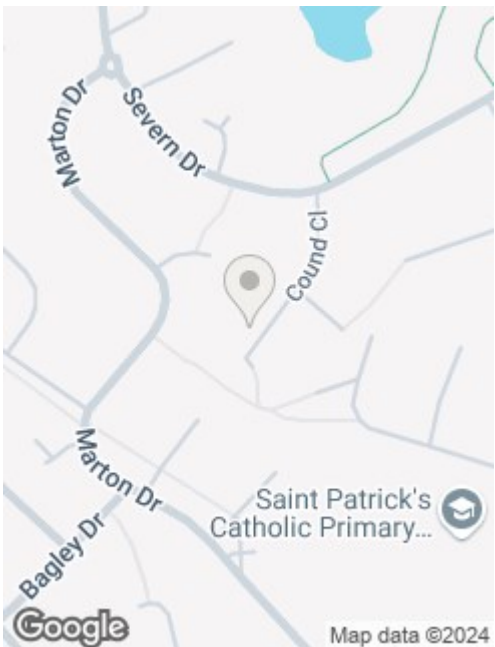
Furthermore, the property's proximity to excellent schools and a local nature park enhances its appeal, offering residents both educational opportunities and recreational amenities right on their doorstep.











## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



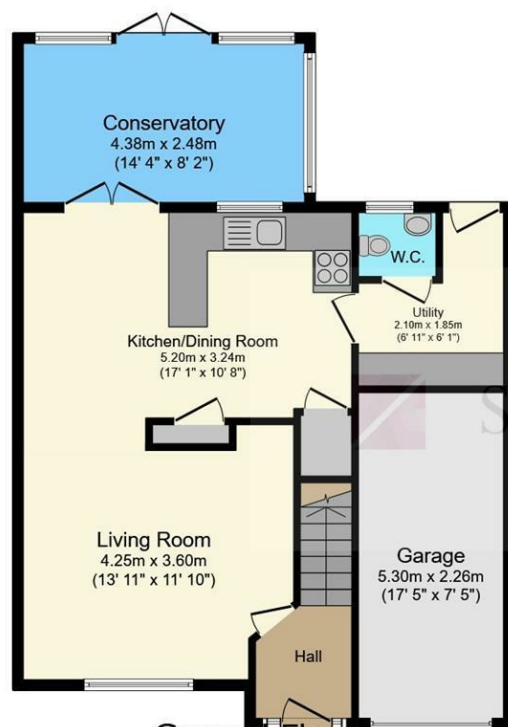








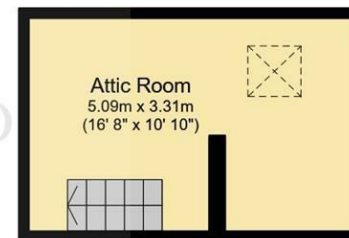
## Floor Plans



**Ground Floor**  
Floor area 68.2 m<sup>2</sup> (734 sq.ft.)



**First Floor**  
Floor area 37.2 m<sup>2</sup> (400 sq.ft.)



**Second Floor**  
Floor area 16.9 m<sup>2</sup> (182 sq.ft.)

**TOTAL: 122.3 m<sup>2</sup> (1,316 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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