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**The Heights, 2 Wellington Road
Little Wenlock, Shropshire, TF6 5BJ**



Very spacious and tastefully presented detached family house within this highly sought after village location. The property benefits from large gardens and wonderful views over un-spoilt countryside to the rear and side, four bedrooms and a fabulous conservatory. Essential viewing.

Price Guide: £649,000

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The Heights, 2 Wellington Road, Little Wenlock

Little Wenlock

Close to the Wrekin, Little Wenlock is a charming village of 130 houses nestling under the Wrekin with stunning views across the Shropshire Countryside. The village features an active village hall offering events throughout the year, and the picturesque Church of St Lawrence. At the heart of the community is the delightful Huntsman Inn, a children's play area and tennis court for the use of the village community. There are a number of foot and bridle ways giving access to the surrounding countryside for walking and riding. Little Wenlock is perfectly placed for Ironbridge, a World Heritage Site. Approximately two miles to the village of Horsehay with an 18 hole Golf Course. The area is renowned for its excellent schools, both in the state and independent sector. Coalbrookdale Primary school is a short drive while Wrekin College, Thomas Telford, Newport Grammar and the range of Shrewsbury schools are all easily accessible.. The village is well placed for commuting to the county town of Shrewsbury, with excellent links to Telford and Midland business centres. There is easy access to the M54 junction 7, which connects on to the M6 and M1. The village is approximately five miles into Telford Centre itself, offering major department stores, leisure facilities and a railway station with services to Birmingham New Street and on to London Euston.

Location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

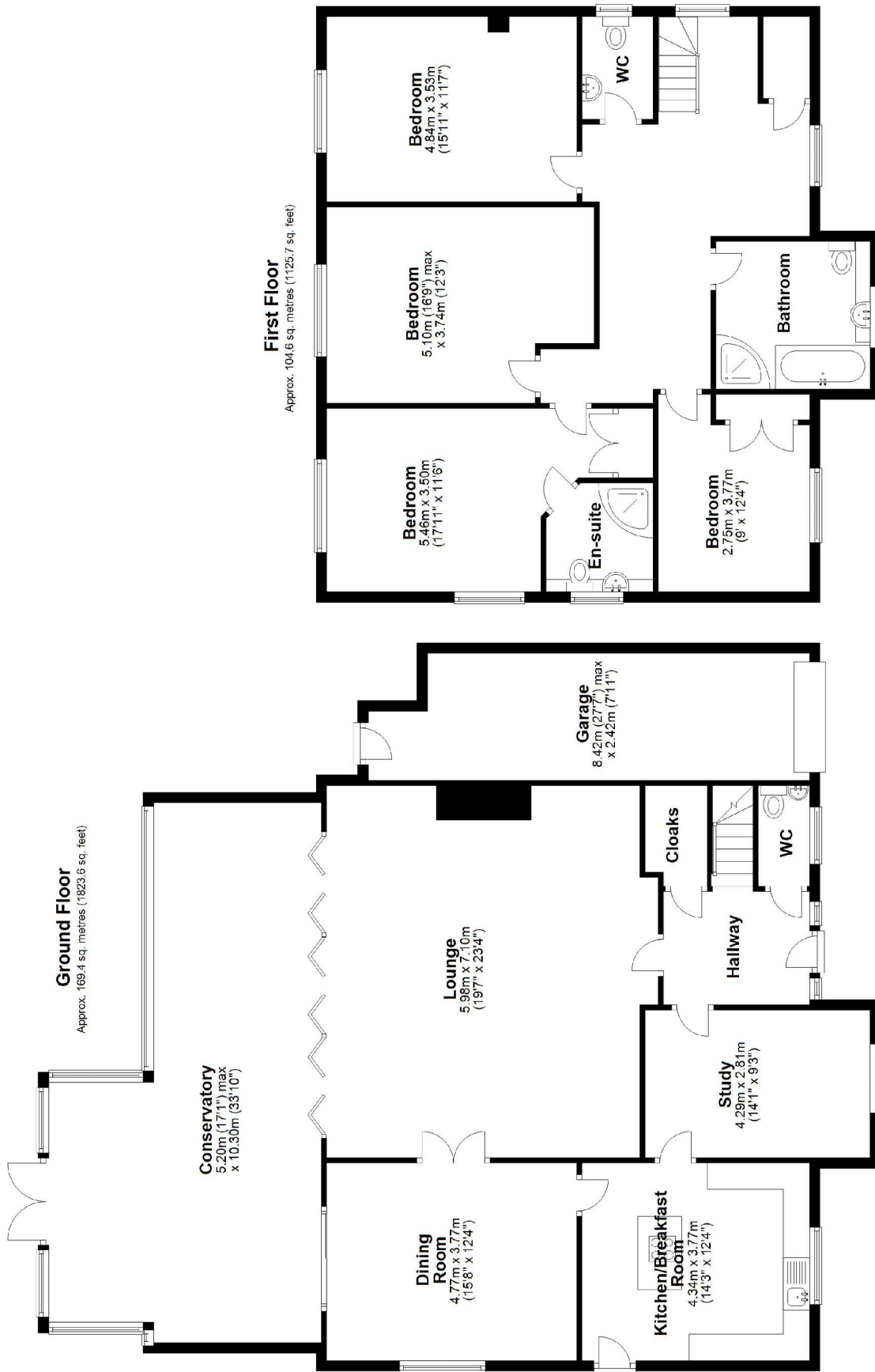
Local Authority – Telford & Wrekin Council
Council tax band E
Mains water, and drainage, mains electricity, oil fired central heating.

Key Points:

Spacious living room, ideal for entertaining
Study and dining room
Fabulous conservatory
Four bedrooms
Delightful garden with lovely views
Sought after location
Driveway parking and garage







Total area: approx. 274.0 sq. metres (2949.3 sq. feet)

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