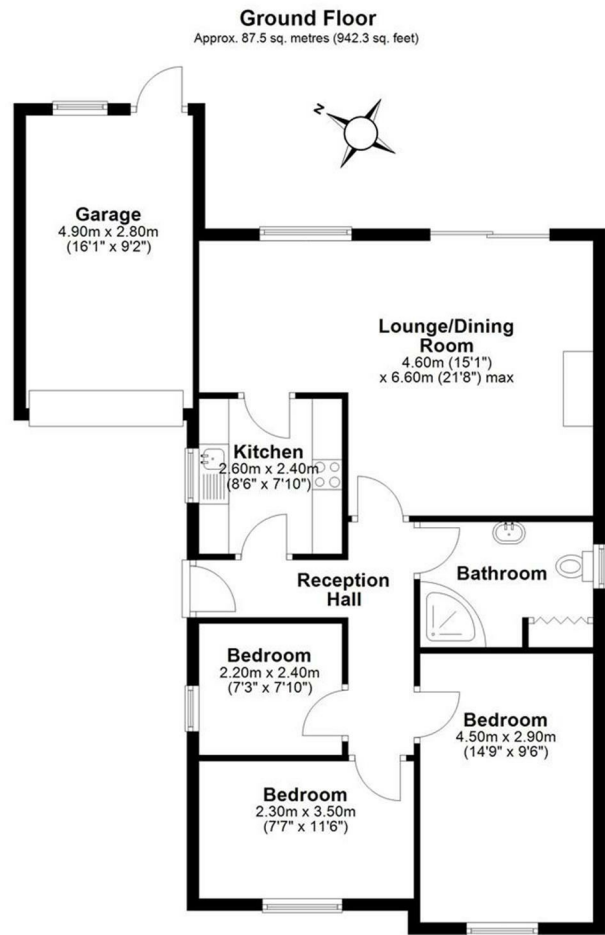


FOR SALE



59 Hollies Road, Telford, TF1 1QL



Total area: approx. 87.5 sq. metres (942.3 sq. feet)  
59 Hollies Road



FOR SALE

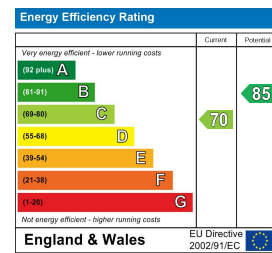
Offers in the region of £250,000

59 Hollies Road, Telford, TF1 1QL

**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



Conveniently located in Wellington, this three-bedroom semi-detached bungalow offers easy access to local amenities and the popular Bowring Park. Featuring a bright lounge/diner with patio doors to a low-maintenance rear garden, a well-equipped kitchen, driveway parking and garage, it's an ideal, easy-to-manage home perfect for a range of buyers.



01952 971800

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



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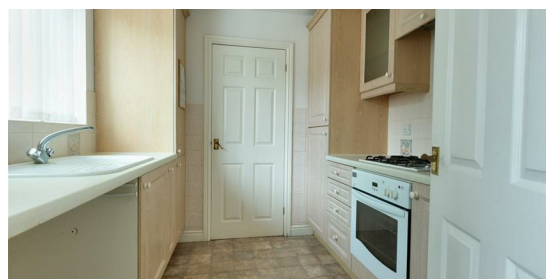
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- No Onward Chain
- Link-Detached at Garage
- Close to Amenities
- Great Transport Links
- Established Residential Area
- Requiring Some Modernisation

Externally, the property benefits from a driveway and single garage, providing convenient off-road parking and additional storage. To the rear, the private garden is designed for low maintenance, making it easy to enjoy outdoor living.

Overall, this is an excellent opportunity to acquire a comfortable and manageable home in a well-connected location close to both local amenities and green space.

#### LOCATION

Wellington is a well-established area in Telford, offering a range of local amenities, including shops, schools, and parks. The property is within walking distance of Ercall Wood Academy, a secondary school. For healthcare needs there is Wellington Medical Practice as well as the nearby Princess Royal Hospital, providing comprehensive medical services. Wellington town centre is just a short drive away, offering a wide selection of shopping, dining, and leisure options. With excellent transport links, including easy access to the M54 motorway, this property is perfectly positioned for both work and leisure.

#### ROOMS

##### ENTRANCE HALL

##### LOUNGE/DINING ROOM

##### KITCHEN

##### BEDROOM ONE

##### BEDROOM TWO

##### BEDROOM THREE

##### BATHROOM

##### EXTERNAL

##### GARAGE

##### LOCAL AUTHORITY

Telford and Wrekin Council

##### COUNCIL TAX BAND

Council Tax Band: D

##### POSSESSION AND TENURE

Freehold with vacant possession on completion.

##### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

##### 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.