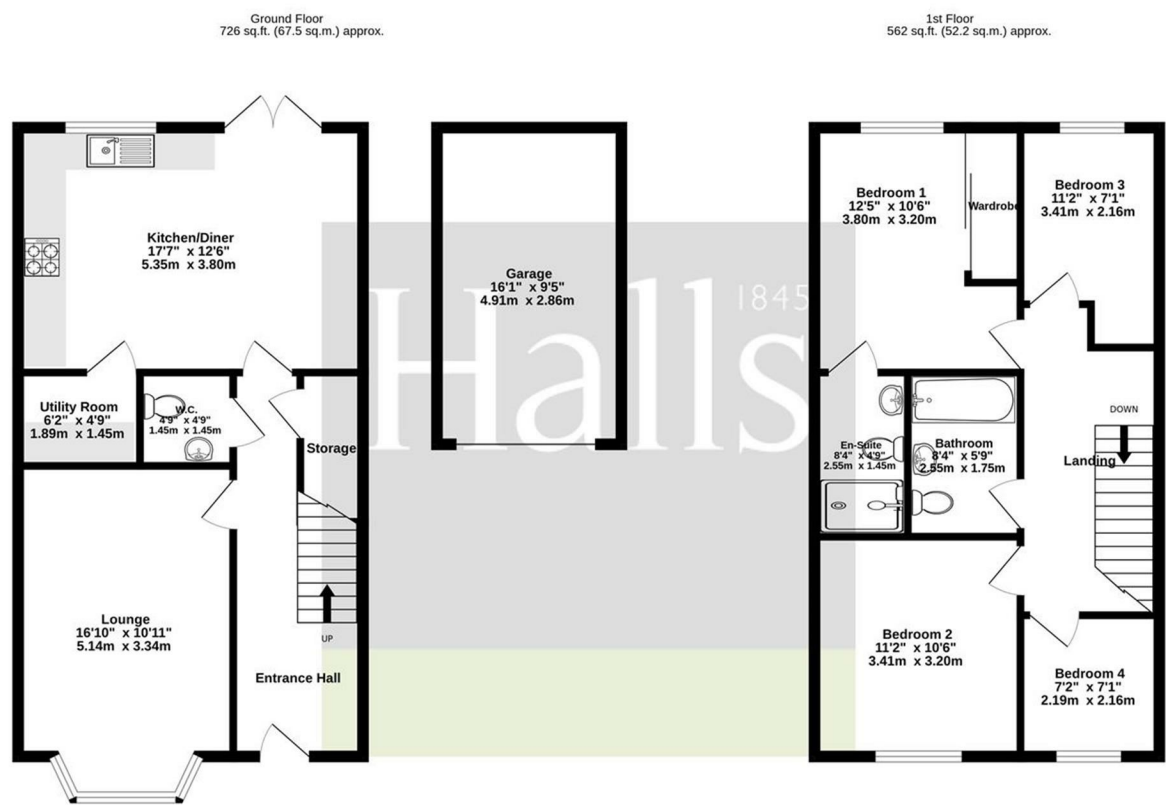


FOR SALE

5 Vesey Court, Wellington, Telford, TF6 5DT



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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FOR SALE

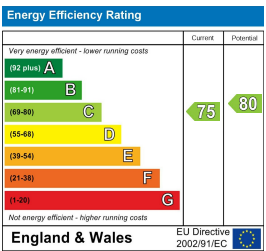
Offers In Excess Of £300,000

5 Vesey Court, Wellington, Telford, TF6 5DT

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



This beautifully presented, four-bedroom detached home offers spacious family accommodation, with a large lounge and a superb kitchen/dining room and utility, perfect for family living or entertaining. A must see to appreciate it's space. The principal bedroom has an en-suite, three further bedrooms, stunning landscaped garden, garage and driveway with EV charger. Recently fitted with a new boiler and ready to move straight into, a fantastic family home on the edge of Wellington, close to the idyllic Wrekin.



01952 971800

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



onTheMarket.com



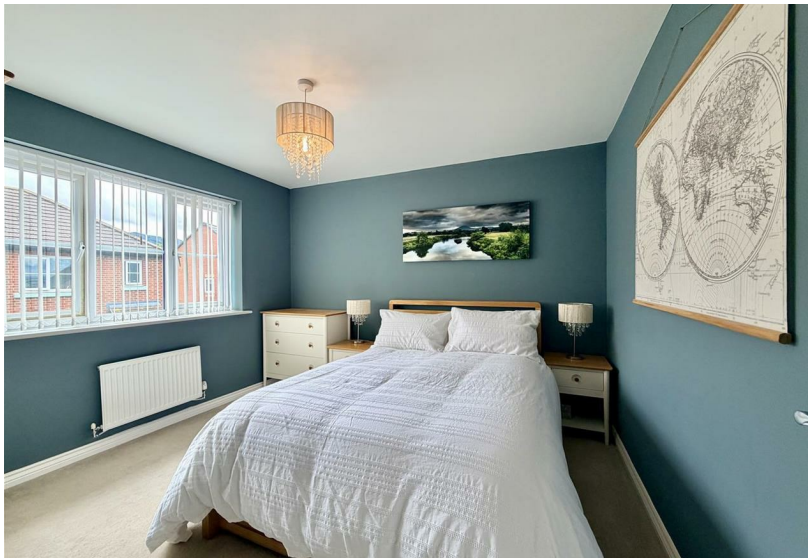
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1 Reception Room/s


4 Bedroom/s


2 Bath/Shower Room/s





- Four Bedroom Detached Family Home
- New Boiler Recently Fitted
- Ground Floor W.C and Utility Room
- Spacious Kitchen/diner & Lounge
- Garage with Driveway and EV Charger
- Stunning Landscaped Garden

DESCRIPTION
Built by Taylor Wimpey in 2016 and beautifully maintained throughout, this impressive four-bedroom detached home offers stylish, modern living that's perfectly suited to growing families and those looking for a property that's ready to move straight into.

The accommodation has been thoughtfully designed to provide an excellent balance of living and entertaining space. A welcoming entrance hall leads through to a spacious lounge, while the contemporary kitchen/dining room forms the heart of the home, featuring a comprehensive range of integrated appliances and ample space for family meals and social gatherings. A separate utility room and convenient ground floor cloakroom add to the practicality of the layout.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom complete with fitted mirrored wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the property ideal for families of all sizes.

Outside, the low-maintenance, beautifully landscaped rear garden provides an enjoyable space for children to play, relax or entertain, with gated access leading to the garage and driveway. The driveway also benefits from an EV charger, while the property has the added reassurance of a recently fitted new boiler, offering improved efficiency and peace of mind for the next owner.

A superb modern home offering spacious accommodation, excellent presentation and practical features throughout, making it an ideal choice for buyers seeking comfort, convenience and a home ready to enjoy from day one.

LOCATION
Vesey Court is located just outside the heart of Wellington, Telford, offering a convenient and well-connected setting. Wellington's vibrant town centre is within easy reach as well as Telford Town Centre and the idyllic Wrekin, offering shopping and leisure options.

For those who commute, Wellington benefits from excellent transport links, including a nearby train station with direct services to Telford, Shrewsbury, and Birmingham. The M54 motorway is also easily accessible, making travel by car straightforward.

- ROOMS**
- GROUND FLOOR**
- ENTRANCE HALL**
- W.C.**
- LOUNGE**

- KITCHEN/DINER**
- UTILITY ROOM**
- FIRST FLOOR**
- BEDROOM ONE**
- EN-SUITE**
- BEDROOM TWO**
- BEDROOM THREE**
- BEDROOM FOUR**
- BATHROOM**
- LOCAL AUTHORITY**
Telford and Wrekin

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 £36 (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.