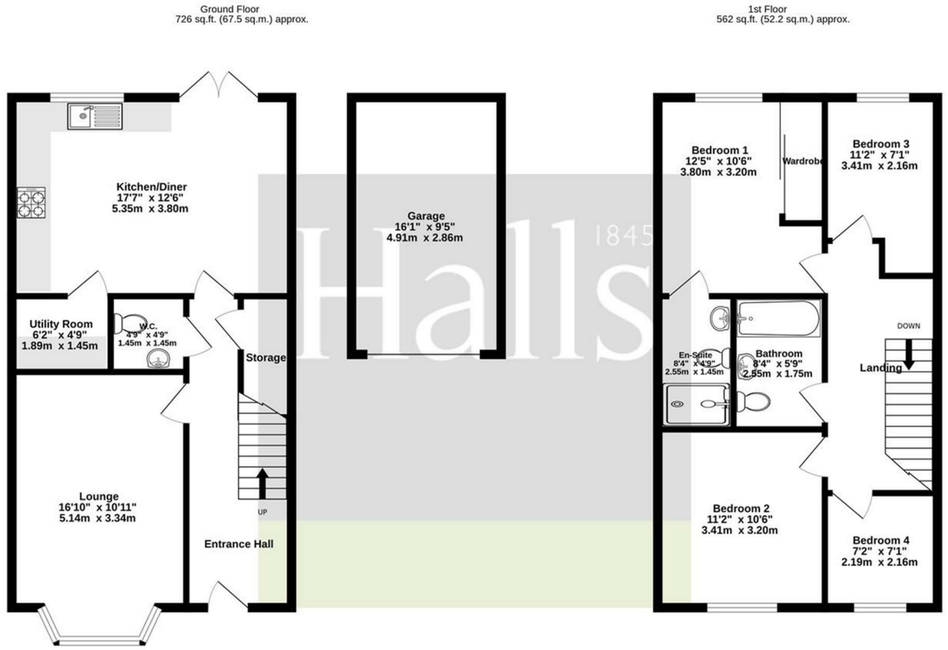
FOR SALE

5 Vesey Court, Wellington, Telford, TF6 5DT



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

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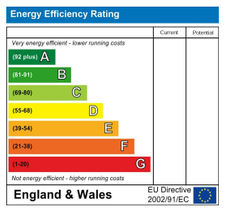
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised 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



Halls 1845

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Halls 1845

FOR SALE

Offers in the region of £325,000

5 Vesey Court, Wellington, Telford, TF6 5DT

Beautifully presented throughout, this modern four-bedroom detached home offers spacious family accommodation, a superb kitchen/dining room, principal bedroom with en-suite, low-maintenance garden, garage and driveway with EV charger. Complete with a recently fitted boiler and ready to move straight into, this is a fantastic family home in a highly sought-after location.

FOR SALE

1 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- **Well-Presented Throughout**
- **New Boiler Recently Fitted**
- **En-Suite to Main Bedroom**
- **Ground Floor W.C and Utility Room**
- **Garage with Driveway and EV Charger**
- **Great Transport Links**

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 rear garden provides an enjoyable space to 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, offering further 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 £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.