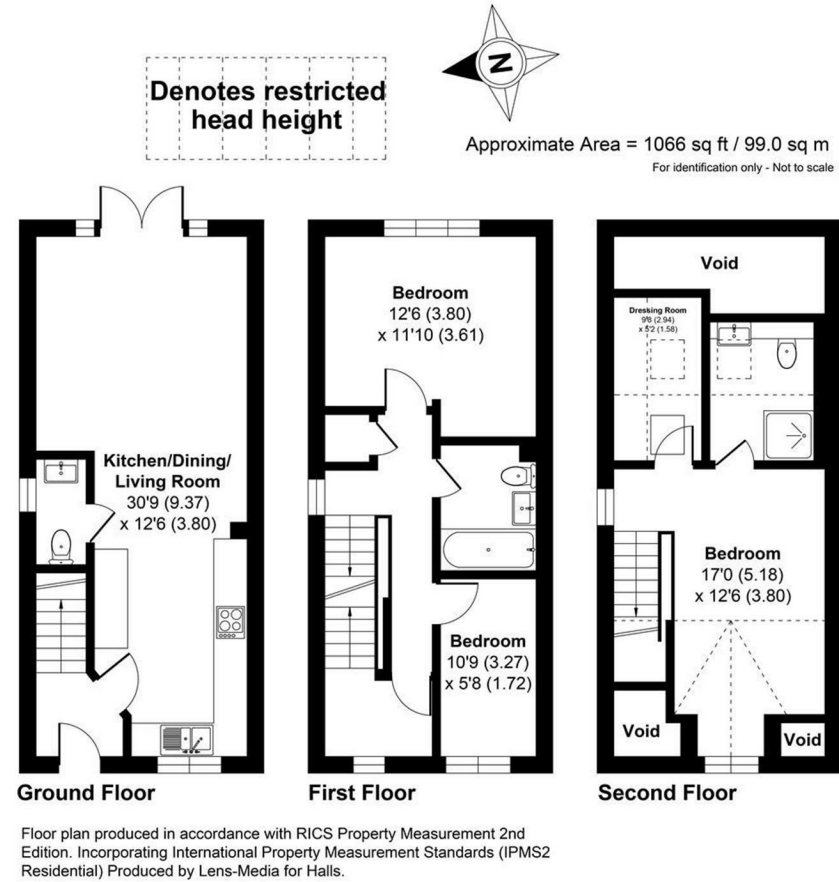


FOR SALE



36 Lewis Crescent, Wellington, Telford, TF1 2FR



FOR SALE

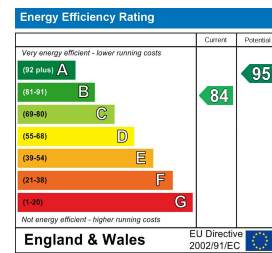
Offers in the region of £290,000

36 Lewis Crescent, Wellington, Telford, TF1 2FR

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



Beautifully presented three-bedroom home arranged over three floors, with a spacious open-plan kitchen/living area, top-floor main bedroom suite with dressing area and en-suite, driveway parking, and a landscaped rear garden.

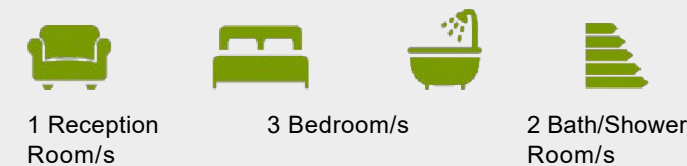


01952 971800

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



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- Beautifully presented throughout
- Spacious open-plan kitchen, dining and living area spanning over 30ft
- Driveway parking
- Attractive landscaped rear garden
- EPC rated : B
- Great transport links

On the first floor, there are two well-proportioned bedrooms, along with a modern family bathroom fitted with a bath and overhead shower.

The second floor is dedicated to a superb main bedroom suite, offering a spacious double room with a dressing area and its own en-suite shower room. This private top-floor retreat is ideal for those seeking additional space and comfort.

Externally, the property benefits from driveway parking and a beautifully landscaped rear garden, providing an attractive outdoor space for relaxing or entertaining.

Additional features include useful storage areas and a layout designed to maximise both comfort and practicality throughout.

This home is ideal for first-time buyers, growing families or those seeking a stylish, move-in-ready property.

LOCATION

Situated on the popular Lewis Crescent development in Wellington, the property offers easy access to local shops, well-regarded schools, and excellent transport links, including Wellington Train Station and the A442/M54. Scenic walks and outdoor space, including The Wrekin, are also close by.

ROOMS

GROUND FLOOR

ENTRANCE HALL

OPEN-PLAN KITCHEN/DINING/LIVING ROOM
30'9 x 12'6

W.C.

FIRST FLOOR

BEDROOM TWO
12'6 x 11'10

BEDROOM THREE
10'9 x 5'8

BATHROOM

SECOND FLOOR

BEDROOM ONE
17'0 x 12'6

DRESSING ROOM

EN-SUITE

EXTERNAL

GARDEN

DRIVEWAY

LOCAL AUTHORITY
Telford & Wrekin Council

COUNCIL TAX BAND
Council Tax Band: C

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.