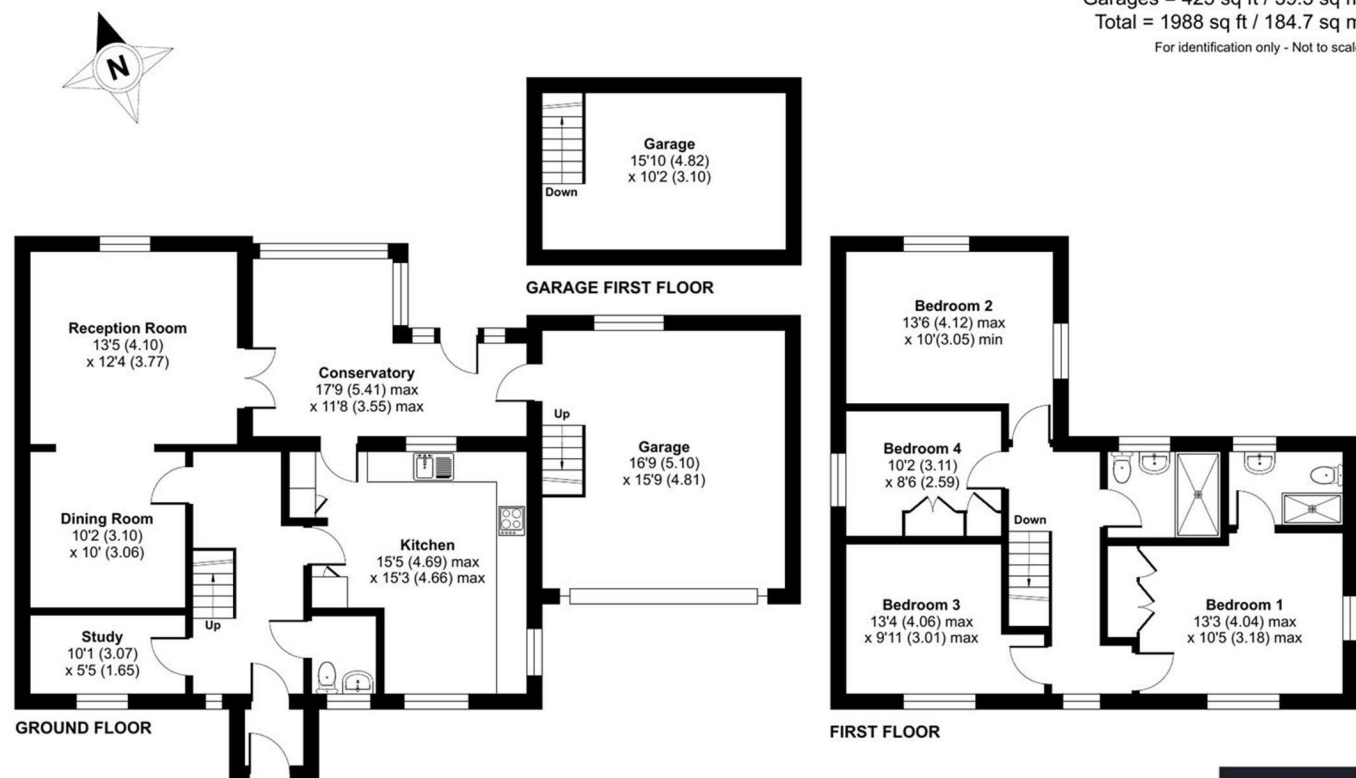


FOR SALE

Halls 1845

34 Wrockwardine Road, Wellington, Telford, TF1 3DB

Approximate Area = 1563 sq ft / 145.2 sq m
Garages = 425 sq ft / 39.5 sq m
Total = 1988 sq ft / 184.7 sq m
For identification only - Not to scale



FOR SALE

Offers in the region of £425,000

34 Wrockwardine Road, Wellington, Telford, TF1 3DB

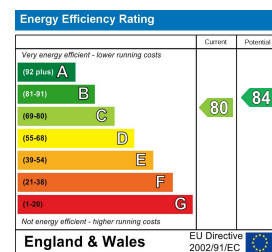
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for Halls. REF: 1458114

Halls 1845

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



A spacious four-bedroom detached home located close to Wellington, offering generous and versatile accommodation throughout. The property includes a lounge opening into a dining area and conservatory, a kitchen/breakfast room, study, and a principal bedroom with en-suite. Outside features a driveway, large garage with loft space above, and a good-sized rear garden.

Halls 1845

01952 971800

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



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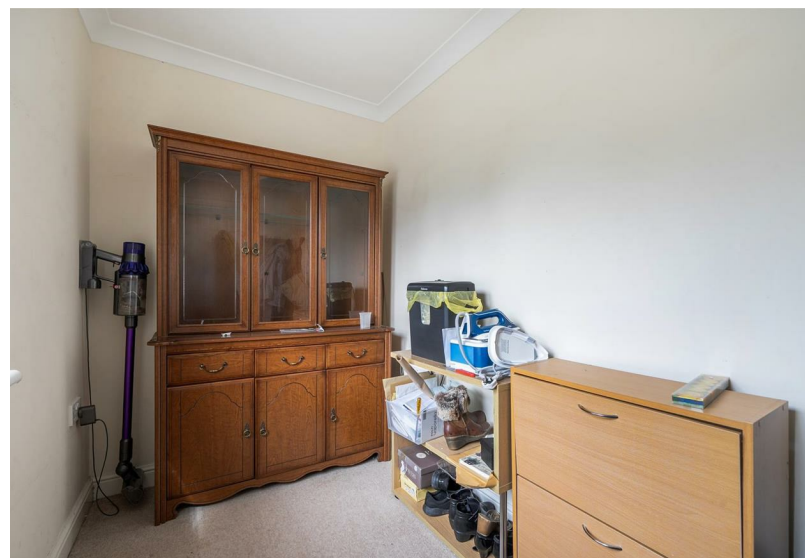
Residential / Fine Art / Rural Professional / Auctions / Commercial

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01952 971800

2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- Spacious Throughout
- Versatile Accommodation
- Large Garage with Loft Area
- Close to Amenities
- Sought-After Location
- Ground Floor W.C.

DESCRIPTION

Tucked away in a convenient position close to Wellington, this spacious detached home offers an impressive amount of versatile accommodation, making it an ideal choice for those seeking comfortable, easy living with room to spread out.

A welcoming entrance porch leads into a generous hallway, setting the tone for the well-proportioned layout throughout. To the front, there is a useful study, while the main lounge provides a wonderful sense of space and flows naturally through to the dining area. From here, double doors open into a bright conservatory, creating an additional living space that enjoys views over and access to the rear garden.

The kitchen/breakfast room is fitted with a range of units and integrated appliances, offering plenty of storage and practicality, with space for informal dining.

There are four well-sized bedrooms, including a principal bedroom with its own en-suite shower room, alongside a family bathroom serving the remaining rooms.

Outside, the property continues to impress with a driveway providing parking and access to a large garage with electric door and staircase leading to a useful loft area above. The rear garden is a particularly appealing feature, offering a good degree of space and a pleasant outdoor setting to enjoy.

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

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE/DINING ROOM

KITCHEN/BREAKFAST ROOM

STUDY

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: E

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.