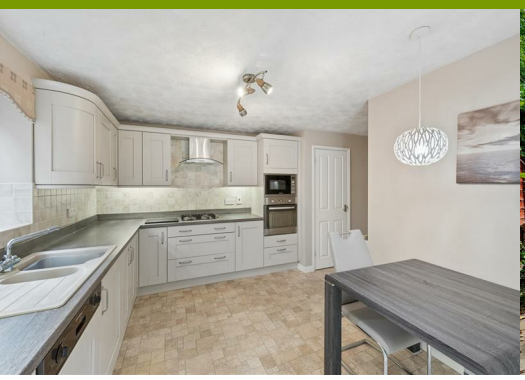


19 PEMBROKE DRIVE

WELLINGTON | TELFORD | SHROPSHIRE | TF1 3PT







Spacious executive family home with four bedrooms, three reception rooms and a stylish kitchen/breakfast room. Complete with a conservatory, double garage, landscaped rear garden and ample parking, this beautifully presented home offers everything a growing family needs.

Offers in the region of £450,000



3 4 2 C

- **Spacious Accommodation**
- **Well-Presented Throughout**
- **Double Garage with Driveway**
- **Large and Private Rear Garden**
- **Three Reception Rooms**
- **En-Suite to Main Bedroom**

DESCRIPTION

Offering generous and versatile accommodation throughout, this impressive four-bedroom detached family home has been beautifully maintained and is perfectly suited to modern family living.

The welcoming entrance hall leads to a spacious lounge, separate dining room, study and a useful utility room. At the heart of the home is a stylish kitchen/breakfast room, fitted with an excellent range of units and ample workspace, creating a sociable space for both everyday family life and entertaining. The adjoining conservatory provides an additional reception area overlooking the rear garden, making it an ideal place to relax or enjoy informal dining.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with a contemporary en-suite shower room. The remaining bedrooms are served by a family bathroom, providing comfortable accommodation for the whole family.



Outside, the enclosed rear garden has been thoughtfully landscaped to provide an attractive and private space, with a patio that's perfect for outdoor dining and relaxing. The property also benefits from a double garage and a double width driveway, offering ample parking and excellent storage.

A spacious and well-presented family home with flexible living accommodation, generous bedrooms and excellent outdoor space, making it an ideal choice for growing families.

LOCATION

Pembroke Drive enjoys an enviable position on one of Wellington's most sought-after residential developments, close to the prestigious Wrekin College and surrounded by a wealth of everyday amenities. The historic market town offers an excellent selection of independent shops, cafés, restaurants and supermarkets, together with highly regarded schools and leisure facilities. Beautiful countryside, including The Ercall and The Wrekin, is just a short distance away, while superb road and rail links make commuting to Telford, Shrewsbury, Wolverhampton and Birmingham straightforward.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LIVING ROOM

15'7 x 12'5 (4.75m x 3.78m)

DINING ROOM

12'5 x 11'10 (3.78m x 3.61m)





OFFICE
8'4 x 6'11 (2.54m x 2.11m)

KITCHEN/BREAKFAST ROOM
14'11 x 13'1 (4.55m x 3.99m)

UTILITY ROOM
6'3 x 4'11 (1.91m x 1.50m)

CONSERVATORY
9'1 x 8'2 (2.77m x 2.49m)

FIRST FLOOR

BEDROOM ONE
15'7 x 12'2 (4.75m x 3.71m)

EN-SUITE

BEDROOM TWO
14'1 x 9'10 (4.29m x 3.00m)

BEDROOM THREE
10'6 x 10'4 (3.20m x 3.15m)

BEDROOM FOUR
10'10 x 8'10 (3.30m x 2.69m)

BATHROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY
Telford and Wrekin Council

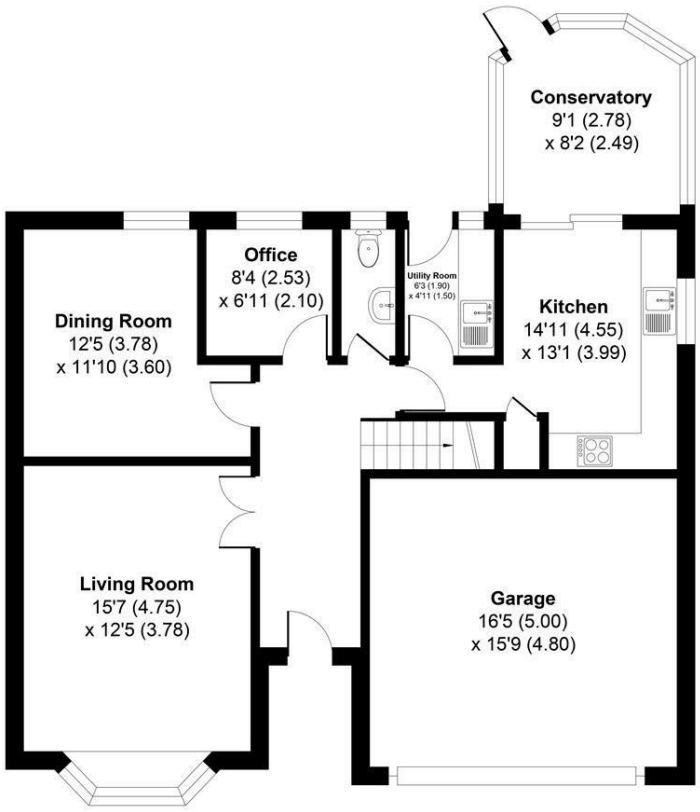
COUNCIL TAX BAND
Council Tax Band: F

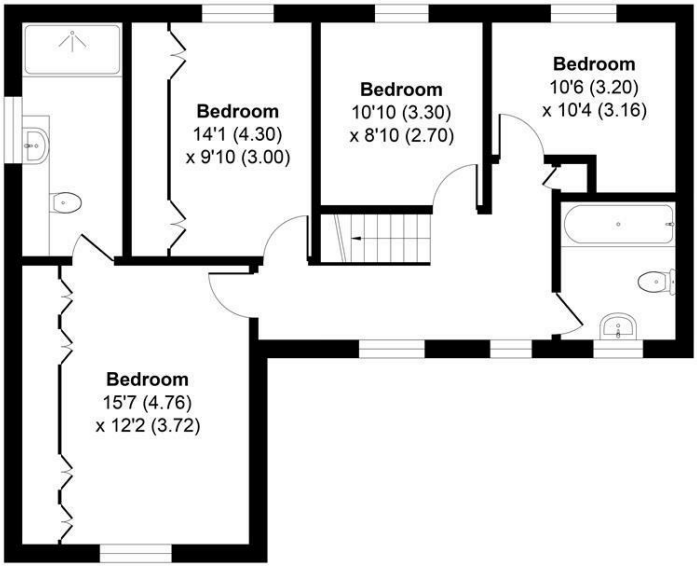
POSSESSION AND TENURE
Freehold with vacant possession on completion.

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.

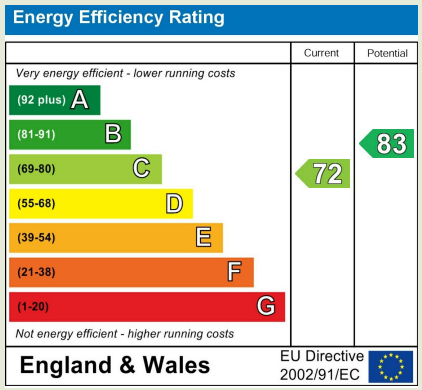
Approximate Area = 1584 sq ft / 147.2 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 1848 sq ft / 171.7 sq m
For identification only - Not to scale





Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

TELFORD SALES
32 Market Street | Wellington | Telford | TF1 1DT
01952 971800 telford@hallsgb.com
www.hallsgb.com

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