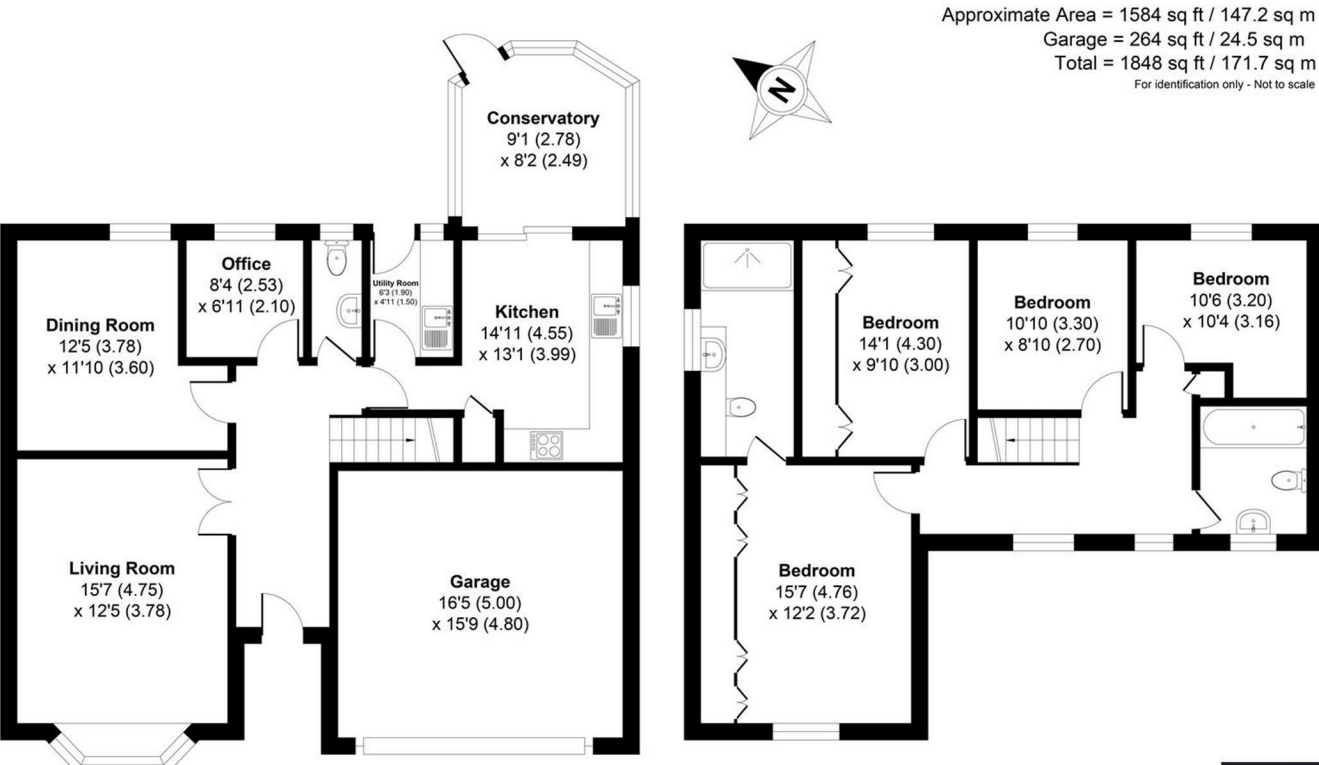


FOR SALE

19 Pembroke Drive, Wellington, Telford, TF1 3PT



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



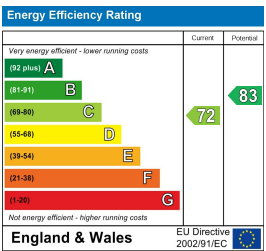
FOR SALE

Offers in the region of £450,000

19 Pembroke Drive, Wellington, Telford, TF1 3PT

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



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.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



halls.gb.com

hallsgb.com Residential / Fine Art / Rural Professional / Auctions / Commercial

01952 971800


3 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- **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

DINING ROOM

12'5 x 11'10

OFFICE

8'4 x 6'11

KITCHEN/BREAKFAST ROOM

14'11 x 13'1

UTILITY ROOM

6'3 x 4'11

CONSERVATORY

9'1 x 8'2

FIRST FLOOR

BEDROOM ONE

15'7 x 12'2

EN-SUITE

BEDROOM TWO

14'1 x 9'10

BEDROOM THREE

10'6 x 10'4

BEDROOM FOUR

10'10 x 8'10

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 £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.