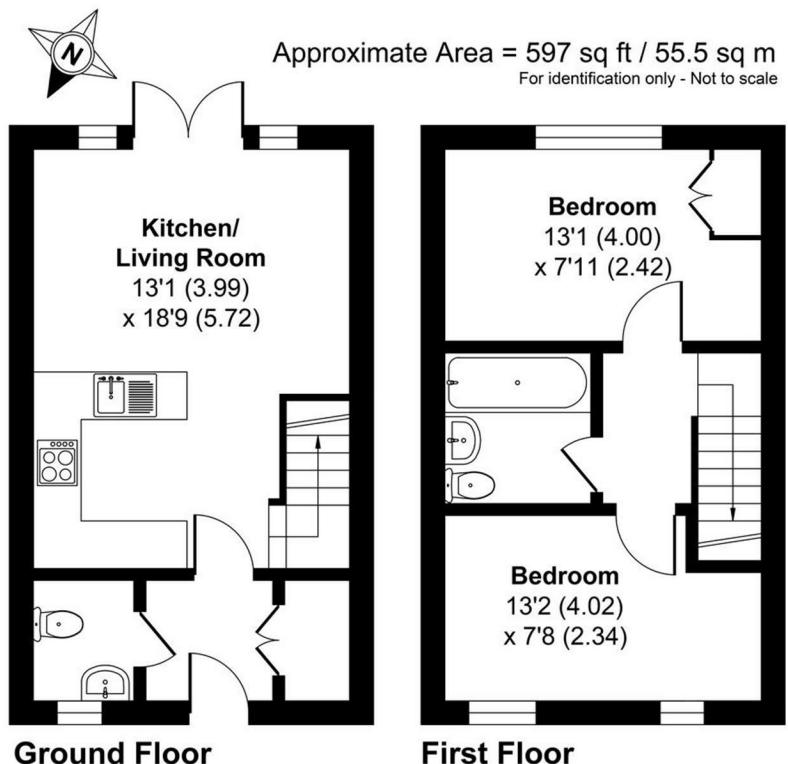


FOR SALE

54 Vesey Court, Wellington, Telford, TF6 5BF

Halls<sup>1845</sup>



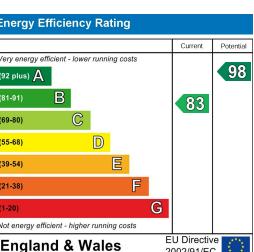
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS5 Residential) Produced by Lens-Media for Halls.

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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<sup>1845</sup>

01952 971800

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



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FOR SALE

Offers in the region of £190,000

54 Vesey Court, Wellington, Telford, TF6 5BF

A well-presented two double bedroom end-terrace home in a desirable location with excellent transport links. The property features a downstairs WC and a bright open-plan kitchen, dining and living space with French doors opening onto the garden. Enjoy a pleasant rear outlook with lovely views, adding to the home's appeal. Upstairs offers two spacious double bedrooms and a modern family bathroom, making this an ideal home in a great position.



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1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Perfect for First-Time-Buyers
- Views over Fields Beyond
- EPC Rated B
- Great Transport Links
- Two Double Bedrooms
- Well-Presented Throughout

#### DESCRIPTION

Vesey Court, Wellington, offers a fantastic opportunity for those seeking a modern, comfortable home in a highly sought-after location. Situated in the heart of Wellington, this well-maintained property combines contemporary living with convenience, making it perfect for both first-time buyers and those looking to downsize.

The property features a spacious, light-filled kitchen/dining/living area, ideal for relaxing or entertaining guests. The modern kitchen is well-equipped with high-quality fittings and provides ample space for dining. Two generously sized bedrooms offer a peaceful retreat, and the sleek bathroom adds to the home's modern appeal.

Outside, you can enjoy the benefits of a well-kept and low-maintenance garden area and the added convenience of allocated parking for two vehicles. The property is located just a short distance from Wellington town centre, providing easy access to local shops, cafes, and schools, as well as excellent transport links including the nearby railway station.

Whether you're commuting to Telford, Shrewsbury, or beyond, this property offers a fantastic blend of comfort, convenience, and style in a location that's hard to beat.

#### 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.

##### UTILITY CUPBOARD

##### KITCHEN/LIVING/DINING ROOM

13'1 x 18'9

##### FIRST FLOOR

##### BEDROOM

13'1 x 7'11

##### BEDROOM

13'2 x 7'8

##### BATHROOM

##### LOCAL AUTHORITY

Telford and Wrekin Council

##### COUNCIL TAX BAND

Council Tax Band: B

##### 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.