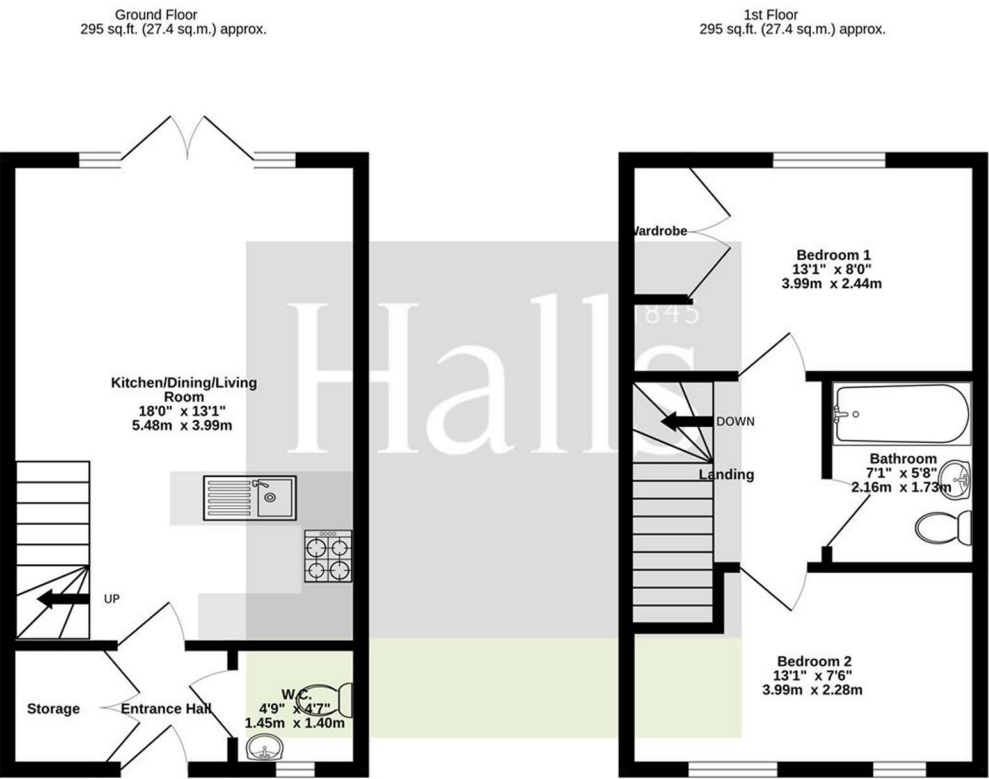


FOR SALE

68 Vesey Court, Wellington, Telford, TF6 5BF



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE

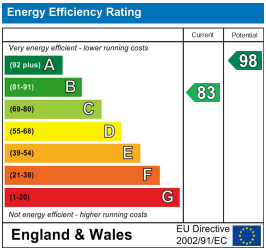
Offers in the region of £190,000

68 Vesey Court, Wellington, Telford, TF6 5BF

**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



Situated in a pleasant neighbourhood, this property benefits from local amenities and transport links, making it easy to access the wider Telford area. Whether you are a first-time buyer or looking to downsize, this house in Vesey Court offers a great opportunity.




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.






1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well-Presented Throughout.
- Perfect for First-Time Buyers.
- Ample Parking.
- Close to Amenities.
- Open Plan Living Space.
- Great Transport Links.

**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. 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, 68, Vesey Court 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.

With local parks and green spaces nearby, Vesey Court is ideally positioned for those who enjoy outdoor activities, while the surrounding area offers a friendly, community-focused atmosphere.

**DIRECTIONS**  
From our office on Market Street in Wellington turn left onto Bridge Road. When you come to the traffic lights, turn right onto Haygate Road. Stay on this road for 0.8 miles before turning right onto Holyhead Road at the next set of traffic lights. In 110 yards turn left onto Vesey Court and you will find the property on your right in 240 yards.

**ROOMS**  
**GROUND FLOOR**  
**KITCHEN/DINING/LIVING ROOM**  
17'11" x 13'1"

**W.C.**  
4'9" x 4'7"  
**STORAGE CUPBOARD**

**FIRST FLOOR**  
**BEDROOM ONE**  
13'1" x 8'0"  
**BEDROOM TWO**  
13'1" x 7'5"

**BATHROOM**  
7'1" x 5'8"

**EXTERNAL**  
**GARDEN**  
**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band: B  
**POSSESSION AND TENURE**  
Freehold with vacant possession on completion.

**VIEWINGS**  
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.