

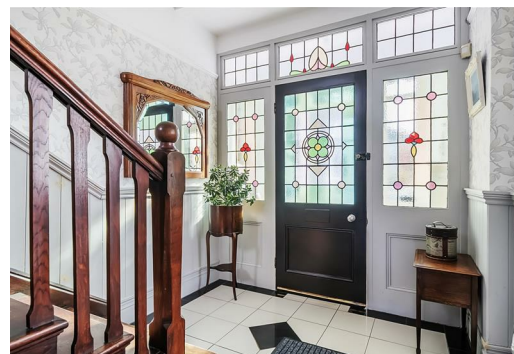


**FOR SALE**

Offers in the region of £745,000

## Park House 134 Haygate Road, Wellington, Telford, TF1 2BU

This impressive residence on Haygate Road boasts six generously proportioned bedrooms and expansive living accommodation arranged over three thoughtfully designed floors. Situated in a desirable location, the property is conveniently positioned within close proximity to the town centre of Wellington, offering easy access to a range of amenities, reputable schools, and excellent transport links. Ideally suited to families or those in need of flexible living arrangements, this substantial home provides well-balanced and versatile space throughout. Viewing is strongly recommended to fully appreciate the overall space and accommodation this property has to offer.







- Six Double Bedrooms.
- Total ft² - 3014
- Close to Amenities.
- Great Transport Links.
- Parking and Garage.
- Spacious Private Garden.

## DESCRIPTION

This charming property, located on Haygate Road in Wellington, is a true gem, offering a delightful blend of original 1920s features and modern conveniences. Boasting spacious rooms, high ceilings, and period details, it provides a perfect family home with ample character and space.

Entering through the composite door, you're greeted by a bright and airy entrance hall with original features, including a stunning staircase, stained-glass surrounds, and a picture rail. The tiled floor adds to the period charm, while under-stairs storage provides practical space.

The cloakroom includes a WC, wash hand basin, and storage units, all with a tiled floor. The lounge, with original floorboards, a gas fireplace, and dual aspects with bay windows, is an inviting and relaxing space. Original features are retained throughout, creating a warm, homely feel.

The dining room features an open brick fireplace, butler's pantry, original wood panelling, parquet flooring, and a bay window, offering a sense of classic elegance. The kitchen/breakfast room is a perfect blend of function and style, with a central island, Newworld cooker with 7 hobs, double oven, extractor, and integrated appliances. Original quarry tiles and servants' bells add a charming touch.

The utility room includes a gas boiler, wall and base units, plumbing for utilities, and a sink with a drainer. The garden room, with bi-folding doors leading onto the patio, vaulted ceiling, and spotlights, creates a perfect space for relaxing or entertaining.

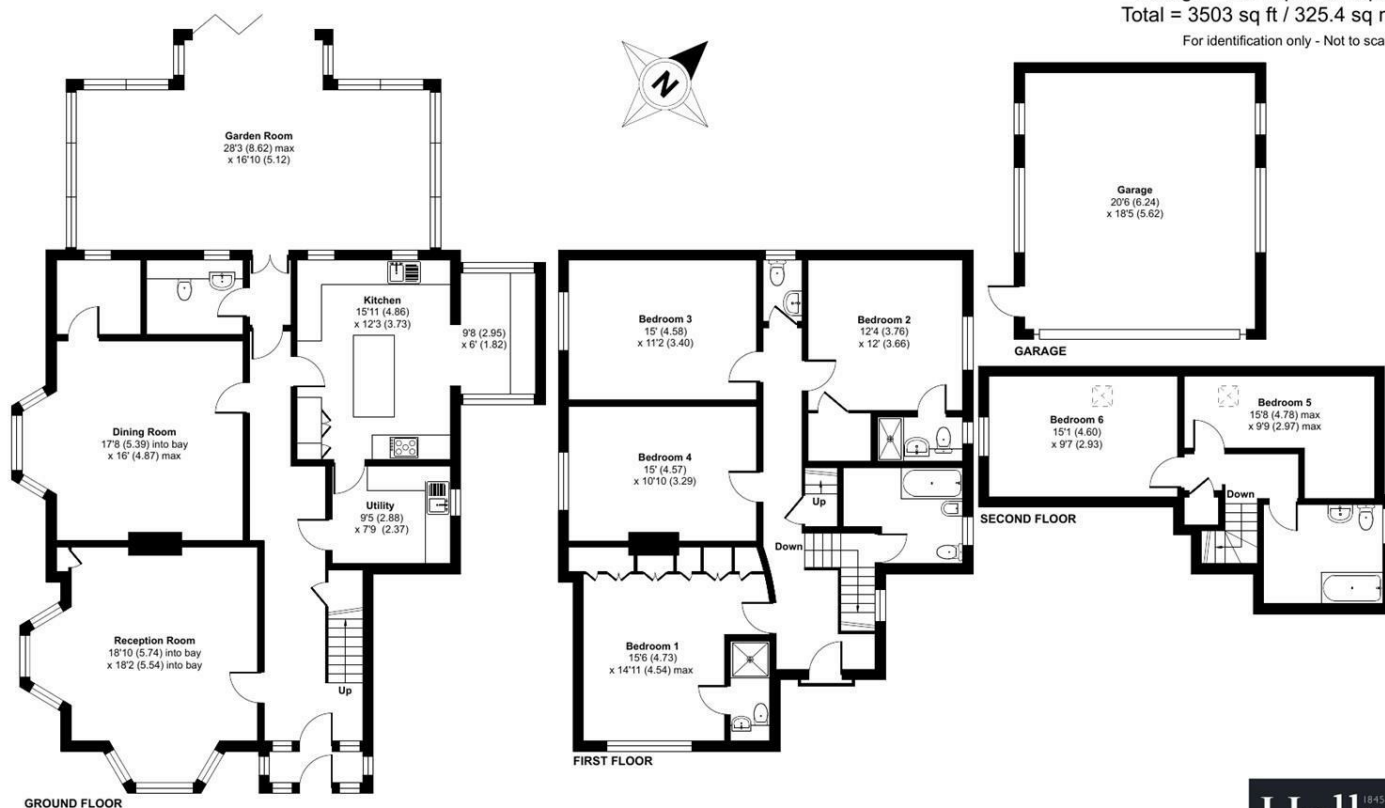
The first-floor landing is bright and airy, with a large storage cupboard and feature windows. A WC with a wash hand basin is conveniently located on this floor.

The principal bedroom, a spacious double with fitted wardrobes, offers an en-suite bathroom with a three-piece suite, including a shower, wash hand basin, and WC. Bedroom 2, another large double room, also features original flooring, an en-suite bathroom, and an airing cupboard. Bedroom 3 is a further double with fitted wardrobes, while Bedroom 4 also offers ample space and side elevation views.



Approximate Area = 3126 sq ft / 290.4 sq m  
Garage = 377 sq ft / 35 sq m  
Total = 3503 sq ft / 325.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1253749



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





3 Reception  
Room/s



6 Bedroom/s



4 Bath/Shower  
Room/s



The family bathroom on this floor includes a four-piece suite comprising a bath, bidet, wash hand basin with vanity unit, and WC.

The second floor offers two further double bedrooms, one with a Velux window and blinds. The second bedroom contains a water tank and has eaves storage. A bathroom on this floor includes a three-piece suite with a bath, wash hand basin with vanity unit, and WC.

The property is set back from the road, offering ample parking for several vehicles, a range of established trees and shrubs, and side access to the rear garden. The front garden is low maintenance, and there are views towards The Ercall and The Wrekin.

The rear garden is perfect for outdoor living, with a large patio area, new fencing, and a double-width driveway leading to a garage/outbuilding. The garage has an up-and-over door, a brick base, a slabbed floor, and a rubber roof. There is also a lean-to storage area and two water taps.

#### LOCATION

Haygate Road in Wellington, is a well-positioned area offering a blend of convenience and charm. Situated just a short distance from Wellington's town centre, residents enjoy easy access to a range of local amenities, including shops, schools, and transport links. The area is also well-connected by road, with the M54 nearby, providing excellent links to Telford, Shrewsbury, and beyond. Surrounded by scenic countryside, Haygate Road offers a peaceful atmosphere while being within easy reach of vibrant urban life, making it an ideal location for those seeking a comfortable and accessible place to live.

#### DIRECTIONS

From our office on Market Street in Wellington turn left onto Bridge Road. When you get to the traffic lights in 140 yards, turn right onto Haygate Road. Stay on this road for approximately 0.5 miles before finding the property on your right-hand side.



## ROOMS

### GROUND FLOOR

#### RECEPTION ROOM

The expansive reception room provides dual aspect bay windows to the front and side of the property as well as a beautiful feature fireplace.

#### DINING ROOM

The large dining room offers another bay window to the side elevation and a feature fireplace.

#### GARDEN ROOM

The spacious garden room provides surrounding views of the garden as well as bi-fold doors to the rear aspect.

#### KITCHEN

The kitchen offers ample worktop and storage space as well as a room with has large dual aspect windows to the front and rear elevations.

#### UTILITY

The utility provides worktop and storage space as well as space for washing utilities.

#### W.C.

The downstairs toilet provides a white two-piece suite with hand-wash basin and W.C.

### FIRST FLOOR

#### BEDROOM ONE

A large double bedroom with fitted wardrobes and a window to the front elevation.

#### EN-SUITE

A white three-piece suite with a shower, hand-wash basin and W.C.



### **BEDROOM TWO**

A double bedroom with fitted storage space and a window to the side of the property.

### **EN-SUITE**

A white three-piece suite with a shower, hand-wash basin and W.C.

### **BEDROOM THREE**

A double bedroom with a window to the side elevation.

### **BEDROOM FOUR**

A further double bedroom with a window to the side elevation and a feature fireplace.

### **FAMILY BATHROOM**

A white four-piece suite offering a bath, bidet, hand-wash basin and W.C as well as a window to the side of the property.

### **W.C.**

A white two-piece suite with hand-wash basin and W.C.

### **SECOND FLOOR**

### **BEDROOM FIVE**

An L-shaped double bedroom with a Velux window.

### **BEDROOM SIX**

A double bedroom with a Velux window and a further window to the side elevation.

### **BATHROOM**

A white three-piece suite offering a bath, hand-wash basin and W.C as well as a window to the side of the property.

### **EXTERNAL**



### **GARDEN**

The well-sized garden provides both grassed and patio area perfect for relaxation or entertaining.

### **GARAGE**

The large garage provides an up and over door and is a convenient and versatile space perfect for storage or to be used as a workshop.

There is also a 'lean to' at the back, behind the garage offering additional storage.

### **LOCAL AUTHORITY**

Telford and Wrekin Council.

### **COUNCIL TAX BAND**

Council Tax Band E.

### **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.



FOR SALE

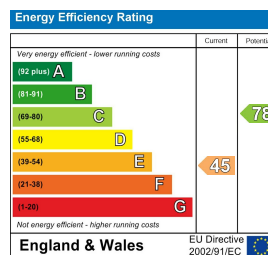
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend 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



01952 971800

Telford Sales

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