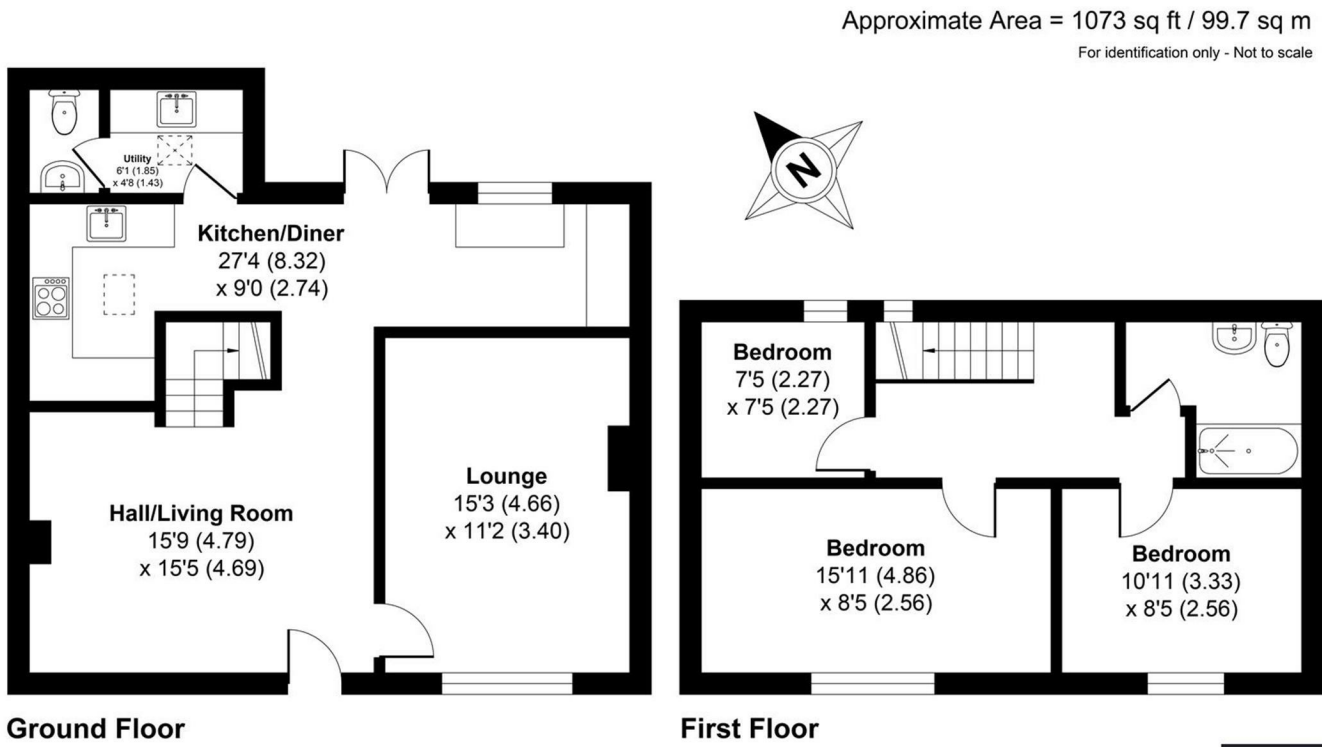


FOR SALE

5 Mill Bank, Wellington, Telford, TF1 1RX



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

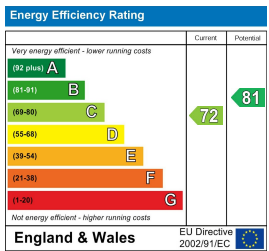
Offers in the region of £230,000

5 Mill Bank, Wellington, Telford, TF1 1RX

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



Beautifully renovated three-bedroom terraced home offering of stylish, move-in ready accommodation. Featuring a sleek integrated kitchen, two reception rooms, ground floor WC, generous enclosed rear garden with decking, and private parking to the front — perfect for modern family living.



01952 971800

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



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2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s





- **Ideal Investment Property**
- **Currently Rented With a Good Rental Yield**
- **Large Rear Garden with Off-Street Parking**
- **Recently Refurbished Throughout**
- **Utility Room & Modern Kitchen**
- **Two Reception Rooms**

DESCRIPTION
Brilliantly Renovated & Beautifully Modernised Three Bedroom Home with Generous Garden & Parking

This superbly presented three-bedroom terraced property has been thoughtfully renovated throughout, offering stylish, contemporary living. With a long enclosed rear garden and private parking to the front, this is a home that perfectly blends practicality with modern comfort.

The ground floor offers a wonderfully balanced layout, ideal for both everyday living and entertaining. A welcoming dining room flows through to a comfortable lounge, creating a versatile and sociable living space. The heart of the home is the modern integrated kitchen/breakfast room, finished in a sleek, contemporary style and complete with built-in oven, hob, extractor and dishwasher. A useful utility area and ground floor WC add further convenience, while gas central heating and double glazing ensure year-round comfort.

Upstairs, the first floor provides three well-proportioned bedrooms along with a family bathroom featuring a shower over the bath — perfectly suited for growing families, first-time buyers or those looking to downsize without compromise.

Externally, the property continues to impress. To the front, a gravelled parking area provides off-road convenience. To the rear, the long enclosed garden offers a wonderful outdoor retreat, with a wooden decking area ideal for summer dining and a lawned section perfect for children, pets, or simply relaxing in the sunshine.

Stylish, practical and ready to move into, this beautifully modernised home ticks all the boxes.

LOCATION
Ideally positioned for easy access to the thriving market town of Wellington, which offers an excellent range of local shops, cafés and everyday amenities. The property is also conveniently located for the Princess Royal Hospital, Wellington railway station and well-regarded local schools.

- ROOMS**
- GROUND FLOOR**
- LOUNGE**
- DINING ROOM**
- KITCHEN/BREAKFAST ROOM**

UTILITY ROOM
W.C.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

EXTERNAL

LOCAL AUTHORITY
Telford and Wrekin.

COUNCIL TAX BAND
TBC

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.