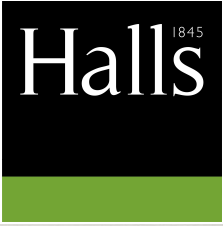
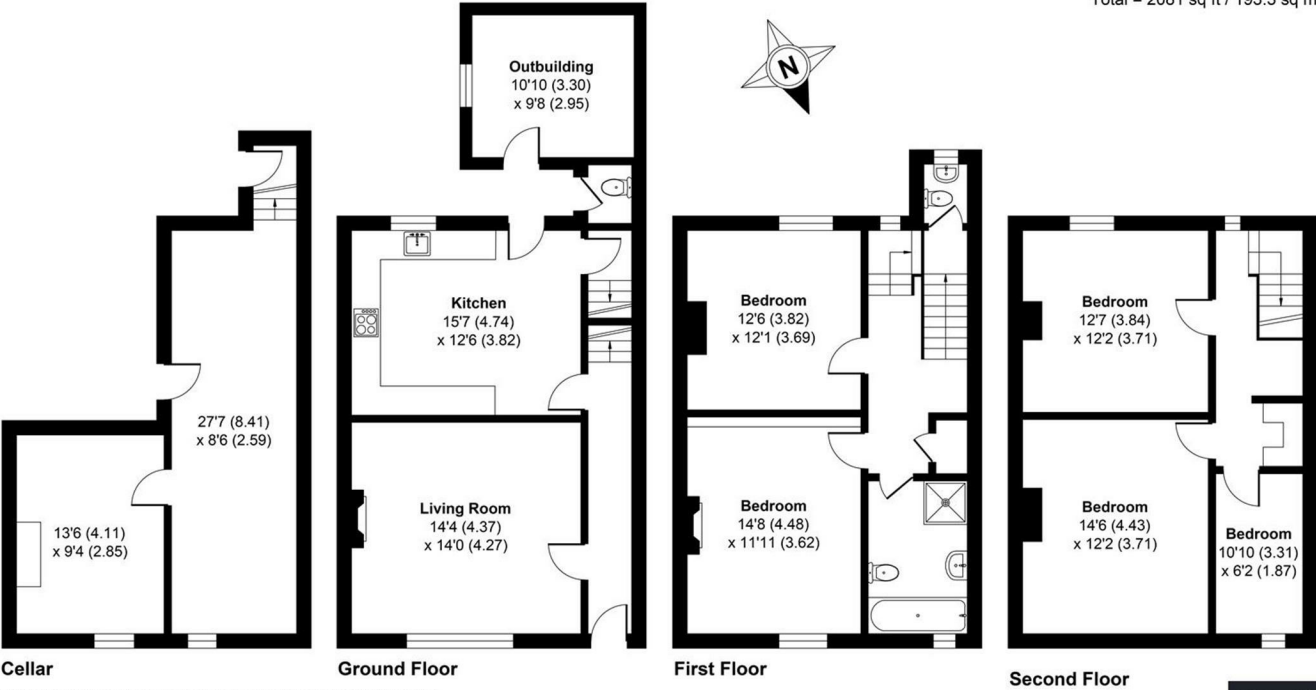


FOR SALE

1 Mill Bank, Wellington, Telford, TF1 1RX



Approximate Area = 1976 sq ft / 183.6 sq m  
Outbuilding = 105 sq ft / 9.8 sq m  
Total = 2081 sq ft / 193.3 sq m



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



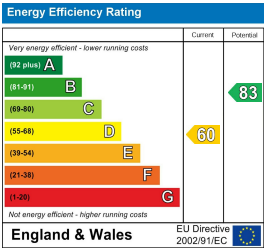
FOR SALE

Auction Guide Price £180,000

1 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



For Sale by Modern Method of Auction. Guide Price £180,000 Plus reservation fee. A spacious five-bedroom character property, offering huge potential.




01952 971800

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




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1 Reception Room/s



5 Bedroom/s



1 Bath/Shower Room/s





- For Sale via Modern Method of Auction
- In Need of Refurbishment
- Character Features
- Outbuilding
- Spacious Rooms
- Versatile Accommodation

For Sale by Modern Method of Auction. Guide Price £180,000 Plus reservation fee.

**DESCRIPTION**  
Set in the heart of Wellington, this impressive five-bedroom semi-detached period home offers an exceptional amount of space, character, and opportunity for those looking to create something truly special. Arranged over three generous floors, the property is rich in original charm, boasting high ceilings, period features, and a layout that lends itself perfectly to modern family living.

The ground floor offers a spacious lounge centred around a characterful log burner, ideal for cosy evenings, alongside a large kitchen/diner with plenty of room for entertaining and everyday family life. Below, a substantial cellar provides excellent storage or exciting scope for conversion, subject to the necessary consents.

Upstairs, five well-proportioned bedrooms are spread across the upper floors, complemented by a family bathroom with separate shower and WC. While the property would benefit from a programme of refurbishment, this presents a fantastic opportunity for buyers to add value and put their own stamp on a home of real substance and style.

Externally, the property truly shines. The large enclosed rear garden is a rare find, offering ample space for outdoor living, gardening, or future landscaping, and is further enhanced by an outbuilding with a range of potential uses.

Conveniently located close to local amenities, this is a home brimming with character, space, and untapped potential—an exciting project and a wonderful long-term investment for the right buyer.

**LOCATION**  
Located on Mill Bank, the property enjoys a convenient position close to Wellington town centre, where a variety of shops, cafés, and everyday amenities are readily available. Excellent transport connections, including bus and rail services, provide easy access to surrounding areas, making it a great choice for commuters. The area is also well served by local schools and nearby green spaces.

**ROOMS**  
**LOWER GROUND FLOOR**

**CELLAR**  
27'7" x 8'5"

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE**  
14'4" x 14'0"

**KITCHEN/BREAKFAST ROOM**  
15'6" x 12'6"

**FIRST FLOOR**

**MAIN BEDROOM**  
14'8" x 11'10"

**BEDROOM TWO**  
12'6" x 12'1"

**BATHROOM**

**SECOND FLOOR**

**BEDROOM THREE**  
14'6" x 12'2"

**BEDROOM FOUR**  
12'7" x 12'2"

**BEDROOM FIVE**  
10'10" x 6'1"

**EXTERNAL**

**OUTBUILDING**  
10'9" x 9'4"

**AUCTION TERMS**  
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.  
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.  
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**LOCAL AUTHORITY**  
Telford and Wrekin

**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.