

FOR SALE



Ruthlyn Roslyn Road, Wellington, Telford, TF1 3AX

Approximate Area = 2722 sq ft / 252.8 sq m  
Garage = 298 sq ft / 27.6 sq m  
Total = 3020 sq ft / 280.4 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). © nrichcom 2025. Produced for Halls. REF: 1272798



FOR SALE

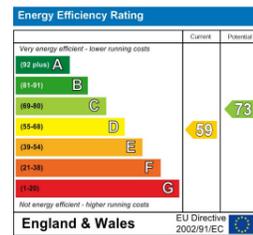
Offers in the region of £750,000

Ruthlyn Roslyn Road, Wellington, Telford, TF1 3AX

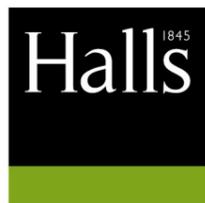
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



An elegant and spacious family home set over three floors, blending period charm with modern style. Features include a vine house-style kitchen, sun terraces, secluded gardens, five bedrooms, three bathrooms, a hobbies room with annexe potential (STPP), and ample parking with EV charging. Overlooking Wrekin College cricket pitches, this home offers flexible living in a prime location.



01952 971800

Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.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.



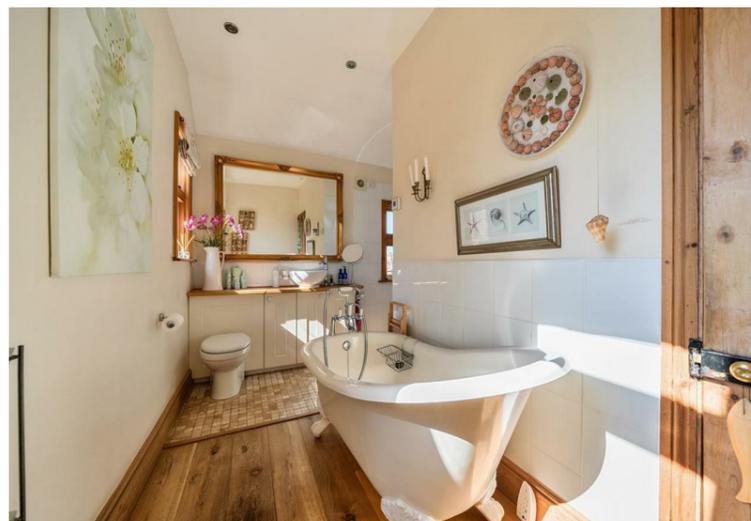
4 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Five Double Bedrooms
- Driveway and Double Garage
- Versatile Accommodation
- Great Transport Links
- Period Features
- Total ft<sup>2</sup> - 3020.00

## DESCRIPTION

An elegant and spacious family home arranged over three floors, blending period charm with modern comfort. The stylish ground floor boasts high ceilings, open fireplaces, and a striking vine house-style kitchen leading to sun terraces and secluded gardens. The first floor features bright, airy bedrooms with sash windows and high ceilings, along with a luxurious bathroom. Two additional bedrooms and a bathroom occupy the top floor, ideal for guests or teenagers.

Additional highlights include a hobbies room above the garage (with potential for annexe conversion, STPP), separate utility spaces, and beautifully maintained gardens with vegetable beds and a private seating area. Ample off-street parking and EV charging complete this exceptional home, set on a highly sought-after road overlooking Wrekin College's cricket pitches.

## LOCATION

Roslyn 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, with Wrekin College located just across the road. The area is also well-connected by transport links, with the M54 nearby, providing easy access to Telford, Shrewsbury, and beyond, with a railway station also in walking distance. With scenic countryside nearby, Roslyn 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 right onto Bridge Road. In 0.2 miles at the roundabout, take the third exit onto Vineyard Road. Stay on this road for 0.3 miles before turning right onto King Street. In 60 yards, turn left onto Albert Road. In approximately 0.2 miles you will find the property on your left-hand side.

## ROOMS

### GROUND FLOOR

#### SITTING ROOM

The spacious living room offers a beautiful usable feature fireplace, picture rails, two old-style feature radiators, as well as a bay window to the front elevation.

#### RECEPTION ROOM

The sitting room provides a further feature fireplace which is also usable, picture rails and sash windows to the front aspect.

#### STUDY

The study is equipped with original floor to ceiling storage cupboards with one housing the hot water tank, quarry tiled flooring. There are also picture rails, interior windows and a recess for a fireplace.

#### KITCHEN/FAMILY ROOM

The kitchen/family room is equipped with underfloor heating and quarry tiled flooring, there is ample worktop and storage space with a range of base cupboards and shelves. The kitchen offers a Rangemaster cooker and a double butler sink with spray tap. The Pilkington K insulated glass roof and windows keep the room warm in winter whilst still being ambient in the summer. There are also French doors leading out to the garden providing a great space for both entertaining and relaxing.

#### PANTRY

The pantry, located off of the kitchen has quarry tiled flooring, base and wall units with worktop space as well as room for a fridge and a freezer.

#### UTILITY

The utility has quarry tiled flooring with under floor heating, a double glazed roof, space and plumbing for both a washing machine and a tumble dryer as well as a double butler sink and spray tap. There is also ample storage and worktop space with built in floor to ceiling cupboards.

#### CLOAKROOM/W.C.

The cloakroom/W.C. offers quarry tiled flooring, the gas boiler behind the mirror as well as a white two-piece suite comprising of hand-wash basin and W.C.

## WET ROOM

The tiled wet room has under floor heating and is a white three-piece suite comprising of power shower, hand-wash basin and W.C.

## HALL

The hall offers access to the wet room and garage as well as stairs to the games room. The quarry tiled floors also provide under floor heating below.

### FIRST FLOOR OVER GARAGE

#### GAMES ROOM

The games room is a versatile living space with a double glazed window to the front elevation and two Velux windows to the rear aspect. The room has been used for many purposes, and could be converted to a self-contained annexe (STPP)

### FIRST FLOOR

#### BEDROOM ONE

A spacious double bedroom with a large original sash window to the front elevation, overlooking the Wrekin College 1st XI cricket ground. There is also an original feature fireplace, picture rails and a walk-in understairs cupboard.

#### BEDROOM TWO

A large double bedroom with two original sash windows to the front elevation, overlooking the Wrekin College 1st XI cricket ground. There is also an original feature fireplace, picture rails and built-in floor to ceiling wardrobes.

#### BEDROOM THREE

Another double bedroom with an original sash window to the rear aspect, overlooking the beautiful garden as well as a feature fireplace and an alcove which could be used to put a wardrobe.

#### BATHROOM

A white four-piece suite comprising of roll top bath, a separate walk in 'wet room' style power shower, vanity units with counter top hand-wash basin and W.C. There is under floor heating around the walk in shower as well as an extractor fan.

### SECOND FLOOR

#### BEDROOM FOUR

A double bedroom with views to the front elevation, overlooking the Wrekin College 1st XI cricket ground. Loft storage is also provided in this room.

## BEDROOM FIVE

A further double bedroom with a large double glazed Velux window to the side of the property. As well as loft storage under eaves and above.

## BATHROOM

A white four-piece suite comprising of bath, separate electric shower, hand-wash basin and vanity units as well as a W.C.

### EXTERNAL

#### DOUBLE GARAGE

The double garage provides two electric up-and-over doors, a door to the rear and storage space.

#### FRONT GARDEN

The front garden includes a gravelled drive way with parking for over four cars, a car charging point as well as a tap and irrigation system.

#### BACK GARDEN

The expansive back garden hosts a range of luxuries. There is a gravelled entrance to the back garden from the front, whilst a large raised decking area from the French doors in the kitchen provide a welcoming view. The raised decking creates a private garden whilst still offering it's suntrap quality. Storage under the decking area creates added convenience. The garden benefits from herbaceous borders, vegetable beds, grape vines, fruit trees and a wildlife pond. An irrigation system has been fitted to the flower pots, vegetable beds and the greenhouse. There is also a firepit as well as a gravelled 'quiet area' in the bottom corner of the garden.

#### 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.