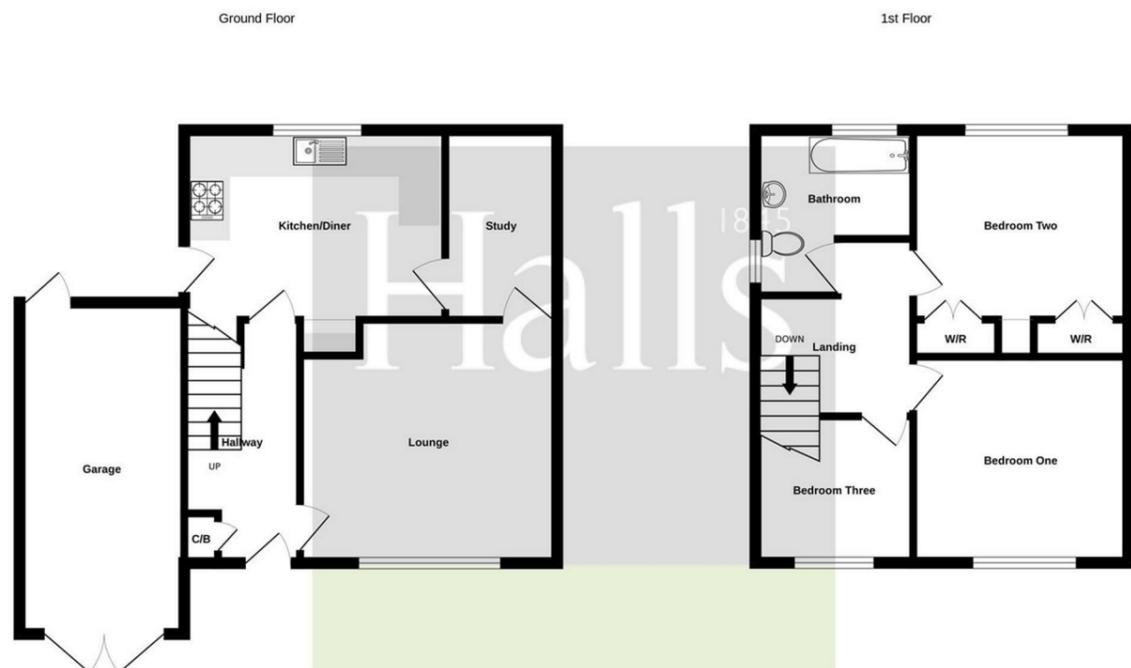


FOR SALE

2 Buildwas Road, Wellington, Telford, TF1 3NZ



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 £235,000

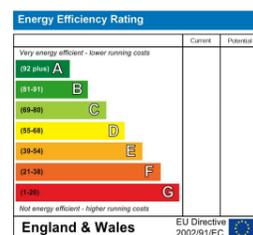
2 Buildwas Road, Wellington, Telford, TF1 3NZ

This three-bedrooms semi-detached property is currently tenanted, but can be offered with vacant possession on completion if this is preferred. Situated on a corner plot and having a driveway with garage, this property will appeal to a wide-range of buyers.

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Tenants In-Situ or Vacant Possession
- Popular Residential Area
- Driveway with Garage
- Corner Plot
- Close to Amenities
- Great Transport Links

Outside, the home boasts a mature front garden with well-kept shrubs, along with a driveway leading to a garage, providing plenty of off-road parking. The low-maintenance rear garden is largely paved and includes access to a shed and the rear of the garage—ideal for extra storage or hobby space.

The property is currently laid out for specific care needs, and the current tenants would be willing to stay on if the new owner wished to retain them.

#### LOCATION

Situated in the sought-after residential area of Brooklands, this property enjoys access to a variety of nearby neighbourhood shops, as well as both primary and secondary schooling. It is also conveniently positioned close to local bus routes. Morrisons, Aldi, and the vibrant market town of Wellington are all within roughly half a mile, along with the bus and railway stations.

The location offers excellent connectivity, with the A5 and M54 just a short distance away, providing easy travel to the extensive facilities of Telford Town Centre, the wider West Midlands to the east, and the county town of Shrewsbury to the west.

#### ROOMS

##### GROUND FLOOR

##### LOUNGE

#### KITCHEN

##### FIRST FLOOR

##### BEDROOM ONE

##### BEDROOM TWO

##### BEDROOM THREE

##### BATHROOM

##### 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.