

20 ST. AGATHAS CLOSE

WELLINGTON | TELFORD | SHROPSHIRE | TF1 3QP







Situated in a popular residential cul-de-sac, this four-bedroom detached family home offers generous living accommodation, an integral garage, driveway parking and an enclosed rear garden. Well presented throughout in clean, neutral décor, the property is ready to move into while offering buyers the opportunity to make it their own over time.

Offers in the region of £350,000





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- No Onwards Chain
- Private Rear Garden
- Garage with Driveway
- En-Suite to Main Bedroom
- Close to Amenities
- Sought-After Location

DESCRIPTION

Located in a sought-after area, this well-proportioned four-bedroom detached home offers practical family living in a quiet residential setting.

The ground floor comprises a welcoming entrance hall, a spacious reception room with doors opening into the conservatory, creating an ideal additional seating or dining area overlooking the garden. The fitted kitchen offers ample cupboard and worktop space and is complemented by a separate utility room with external access. A versatile front study provides an excellent home office, playroom or second reception room, while a convenient ground floor WC completes the accommodation.

To the first floor are four bedrooms, including a generous principal bedroom, together with three further well-sized bedrooms, making the property ideal for growing families. The family bathroom is fitted with a three-piece suite.

Externally, the property benefits from a driveway providing off-road parking leading to an integral garage. To the rear is an enclosed garden offering a private outdoor space to enjoy.

The property is presented in clean, well-maintained condition throughout, with neutral décor and a practical layout. While perfectly ready to move into, it also offers excellent scope for cosmetic updating, allowing new owners to modernise to their own taste and create a home tailored to their style.

An excellent opportunity to acquire a spacious detached family home in a popular Telford location, close to local amenities, schools and transport links.

LOCATION

Ideally situated within the popular Shawbirch area, the property enjoys excellent access to Princess Royal Hospital, well-regarded local schools, everyday shopping facilities and a range of leisure amenities. Wellington town centre, Telford Town Centre and the M54 motorway are all within easy reach, making this an ideal location for families and commuters alike.

ROOMS

GROUND FLOOR

HALLWAY

RECEPTION ROOM

KITCHEN

STUDY

UTILITY

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

GARAGE

DRIVEWAY

GARDEN

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

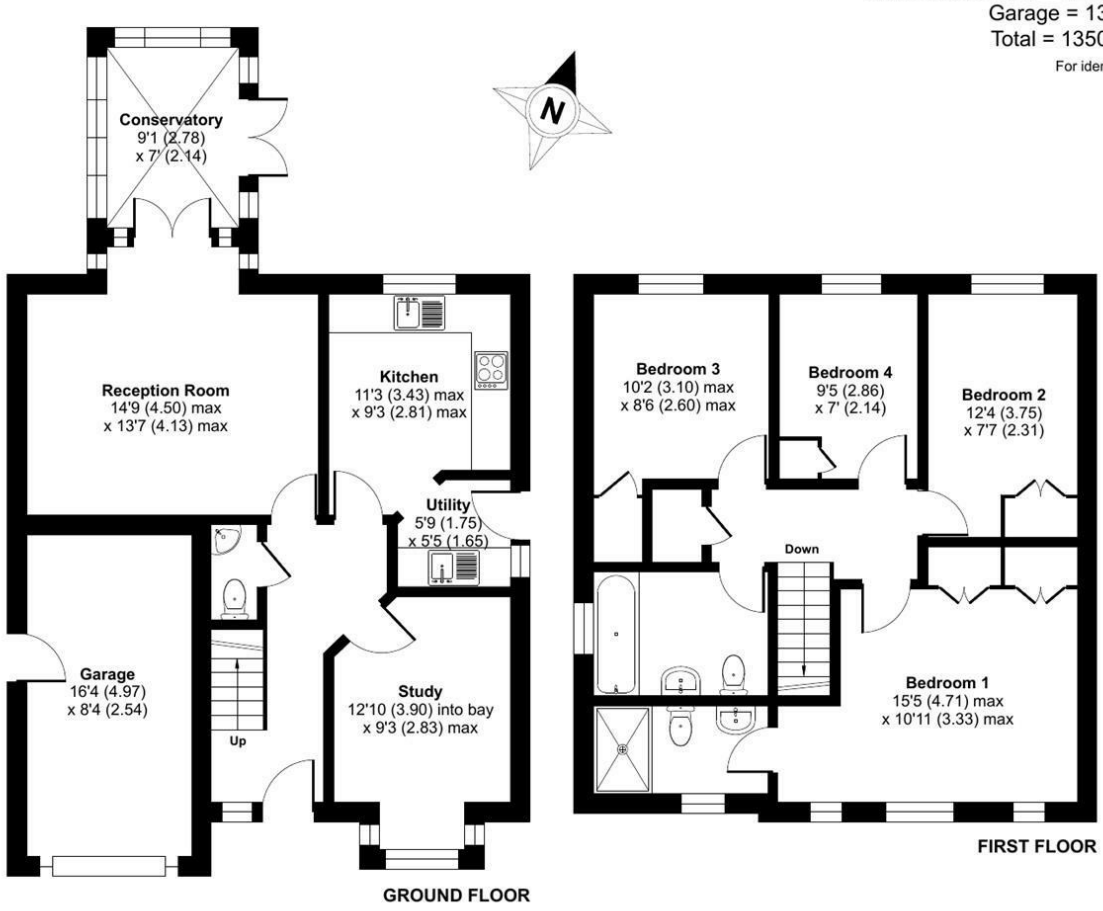
ANTI-MONEY LAUNDERING (AML) CHECKS

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 £36 (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.

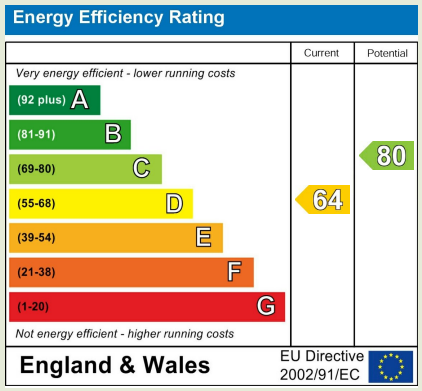




Approximate Area = 1214 sq ft / 112.8 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1350 sq ft / 125.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1492283



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

TELFORD SALES

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