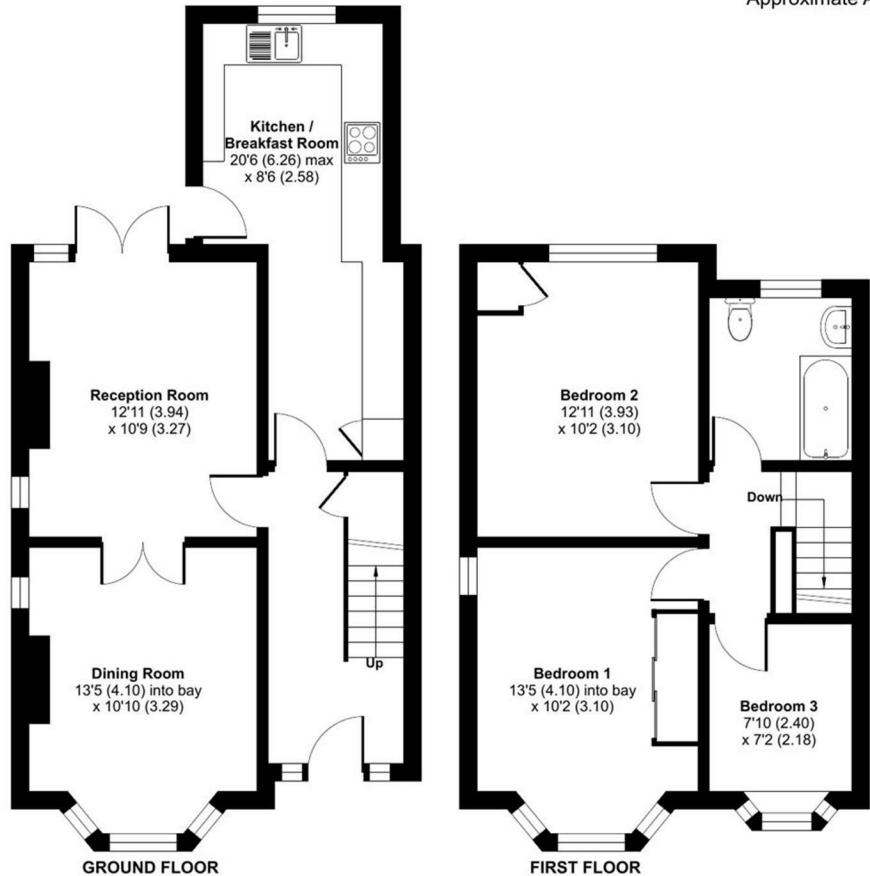


FOR SALE

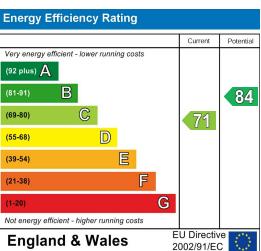
22 Rose Grove, Wellington, Telford, TF1 1JB



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1293913

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#### Energy Performance Rating



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01952 971800

**Telford Sales**  
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FOR SALE

Offers in the region of £269,950

22 Rose Grove, Wellington, Telford, TF1 1JB

Set on a generous corner plot, this attractive semi-detached home combines character features with modern comforts. Offering spacious, light-filled interiors, the property includes three well-sized bedrooms, two reception rooms, a sleek contemporary kitchen, and a stylish bathroom. With ample parking, a large rear garden, and excellent indoor-outdoor flow, this is a home ready to enjoy.



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- **Spacious Garden**
- **Well Presented Throughout**
- **Off-Road Parking**
- **Modern Kitchen**
- **Close to Amenities**
- **Total ft<sup>2</sup> - 975.00**

#### DESCRIPTION

This well-presented semi-detached home is entered via an enclosed porch featuring the original stained glass door, which opens into a welcoming entrance hall.

At the front of the property, the dining room enjoys natural light through a walk-in bay window. The lounge features an attractive fireplace with an electric fire. To the rear, the lounge offers views of the garden through its windows and rear French doors.

The kitchen, located at the back of the house, is both stylish and functional, offering a good range of base and wall-mounted units with complementary work surfaces. It includes, a four-ring ceramic hob with a separate double oven, built-in appliances, such as a tumble dryer, washing machine, dishwasher, fridge and freezer as well as access to the rear garden through both windows and a door.

The kitchen, located at the back of the house, is both stylish and functional, offering a good range of base and wall-mounted units with complementary work surfaces. It includes, a four-ring ceramic hob with a separate double oven, built-in appliances, such as a tumble dryer, washing machine, dishwasher, fridge and freezer as well as access to the rear garden through both windows and a door.

Upstairs, a spacious landing provides access to the loft. There are three well-proportioned bedrooms and a bathroom fitted with a modern white four-piece suite, including a separate shower cubicle. The home benefits from gas central heating and double glazing throughout.

Outside, a block-paved driveway offers ample off-road parking. Gated side access leads to a generous corner garden, mainly laid to lawn and featuring a raised patio—ideal for outdoor entertaining.

#### LOCATION

The property is conveniently located within easy reach of Wellington Town Centre, whether on foot or by car. The town offers a traditional market, a range of local shops, a leisure centre, and excellent transport links including both bus and railway stations. The area is well served by educational institutions, with Wrekin College and Telford College both nearby. For commuters, Junctions 6 and 7 of the M54 are approximately one mile away, providing quick access westward to Shrewsbury and eastward to Telford Town Centre and the wider West Midlands region.

#### DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. At the roundabout, take the 2nd exit and stay on Wrekin Road. At the next roundabout, take the 1st exit onto Roseway. In 0.3 miles turn right onto Rose Grove, in approximately 100 feet turn left to stay on Rose Grove and the property will be on your left.

#### GROUND FLOOR

##### STORM PORCH

An enclosed area offering shelter from the elements.

#### ENTRANCE HALL

The property is entered through a storm porch, which retains its original stained glass door, offering a charming introduction to the home and leading into the main entrance hall that includes a useful under-stairs storage cupboard.

#### LOUNGE

Positioned at the rear, the lounge enjoys garden views through its French doors and benefits from an electric fire.

#### DINING ROOM

Located at the front of the house, the dining room is bright and inviting, featuring a bay window that allows in plenty of natural light. A stylish fire surround with a gas fire adds a cosy focal point to the room.

#### KITCHEN/BREAKFAST ROOM

Situated at the back of the property, the kitchen is both practical and well-presented. It offers a good range of fitted base and wall units with complementary work surfaces, a sink with drainer, and a four-ring ceramic hob with a separate double oven. A breakfast bar provides the ideal place for quick meals, drinks when hosting, and putting the world to rights after a long day. There is space and provision for three appliances, as well as access to the rear garden via a door and windows.

#### FIRST FLOOR

##### LANDING

A spacious landing area provides access to the loft and connects to all first-floor rooms.

#### BEDROOM 1

The main bedroom is generously sized, offering ample space for furniture and a comfortable layout.

#### BEDROOM 2

Also a good-sized double room, the second bedroom provides flexibility for use as a guest room or additional family space.

#### BEDROOM 3

Ideal as a single bedroom, nursery, or home office, the third bedroom is a versatile and well-proportioned room.

#### BATHROOM

The family bathroom is fitted with a modern white three-piece suite, including a bath with an overhead shower attachment, W.C. and hand-wash basin, offering both style and functionality.

#### EXTERNAL

To the front, a stone driveway provides ample off-road parking. Gated access to the side from a slabbed pathway leads to a generously sized rear garden, which occupies a corner plot. The garden is mainly laid to lawn and features a raised patio area—perfect for outdoor dining or relaxing in the warmer months.

#### GARDEN

The expansive garden offers both grassed and patio area with summer house.

#### 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.