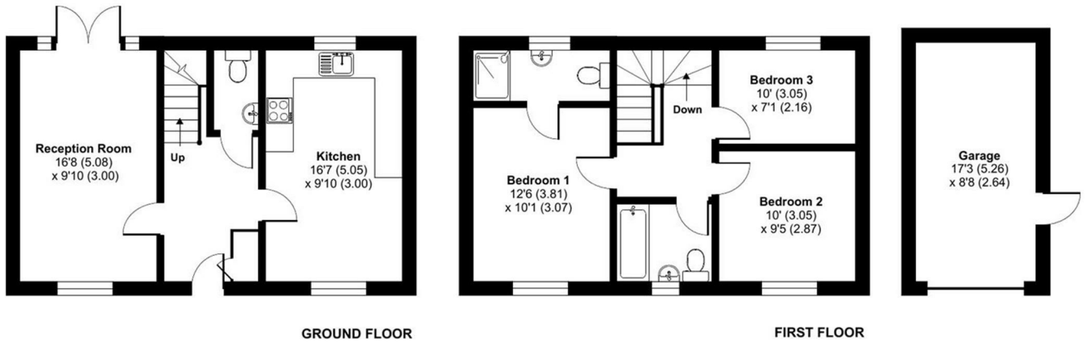
FOR SALE

14 Vesey Court, Wellington, Telford, TF6 5BF

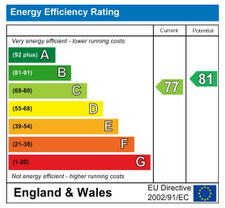
Approximate Area = 890 sq ft / 82.7 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1058 sq ft / 98.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1313445

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
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FOR SALE

Offers in the region of £307,500

14 Vesey Court, Wellington, Telford, TF6 5BF

This detached house in Vesey Court is an excellent opportunity for anyone looking to settle in a welcoming community. With its spacious living areas, ample bedrooms, and convenient bathrooms, it is a property that truly feels like home.

FOR SALE

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- Driveway and Garage.
- Great Transport Links.
- No Onward Chain
- Well Presented Throughout.
- Good Sized Garden.
- Total ft² - 890.00

DESCRIPTION

A beautifully maintained and well-appointed detached home, offering spacious and versatile accommodation across two floors, situated in a convenient Wellington location with excellent access to the M54 and a range of local amenities including shops, market, and railway station.

Upon approach, a storm porch provides shelter and leads into a welcoming entrance hall, which features a large storage cupboard, neatly housed consumer unit, and a stylish shoe storage unit. The hallway is finished with half glass panel doors, adding character and natural light, and provides access to all ground floor rooms.

The ground floor cloakroom/WC includes a toilet, hand-wash basin with vanity unit, and is perfect for guests.

The lounge is a bright, dual-aspect living space with French doors opening onto the rear garden, creating a seamless indoor-outdoor flow. Added benefits include CCTV for enhanced security.

The spacious kitchen/diner is ideal for modern living, featuring a range of wall and base units, integrated oven and hob, 1.5 sink with drainer, and a combi boiler. Dual-aspect windows fill the room with light, making it a pleasant and practical family hub.

Upstairs, the landing includes loft access for additional storage.

The master bedroom is a generous double with fitted wardrobe, sleek downlighting, and TV aerial point. It also benefits from a private en-suite shower room comprising a double shower, WC, hand-wash basin, and tiled flooring for a clean, contemporary finish.

Bedroom two is another double room, currently set up as a home office, complete with additional socket points for convenience.

Bedroom three is a spacious single bedroom, with three double sockets and a pleasant rear outlook.

The family bathroom features a modern white three-piece suite including a bath with overhead mixer shower, WC, hand-wash basin, towel rail, and tiled floor.

Externally, the front garden is attractively presented with a short hedge and planting area, and equipped with a Ring doorbell.

The rear garden offers a private, partly walled outdoor space, with a lawned area, border planting, and a patio ideal for entertaining.

There is side access to the garage, enhancing practicality.

To the rear, a driveway provides parking in front of a single garage, which includes power, an up-and-over door, rafter storage, and space for a small utility shed and bin storage shed.

Additional features include a water softener, Thomas Sanderson blinds, dual zone thermostat, and an extractor fan system, ensuring a comfortable and well-equipped home throughout.

LOCATION

Vesey Court is located just outside the heart of Wellington, Telford, offering a convenient and well-connected setting. Wellington's vibrant town centre is within easy reach as well as Telford Town Centre, offering further shopping and leisure options.

For those who commute, Wellington benefits from excellent transport links, including a nearby train station with direct services to Telford, Shrewsbury, and Birmingham. The M54 motorway is also easily accessible, making travel by car straightforward.

With local parks and green spaces nearby, Vesey Court is ideally positioned for those who enjoy outdoor activities, while the surrounding area offers a friendly, community-focused atmosphere.

DIRECTIONS

From our office on Market Street, Wellington, turn left onto Bridge Road. In 140 yards at the traffic lights, turn right onto Haygate Road. Stay on this road for 0.8 miles before turning right again at the traffic lights onto Holyhead Road. In 110 yards, turn left onto Vesey Court where you will find the property on your right hand side in approximately 60 yards.

ROOMS

GROUND FLOOR

LIVING ROOM
16'7" x 9'10"

KITCHEN/DINER
16'6" x 9'10"

W.C.

FIRST FLOOR

BEDROOM ONE
12'5" x 10'0"

ENSUITE

BEDROOM TWO
10'0" x 9'4"

BEDROOM THREE
10'0" x 7'1"

BATHROOM

EXTERNAL

GARAGE
17'3" x 8'7"

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: D

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.