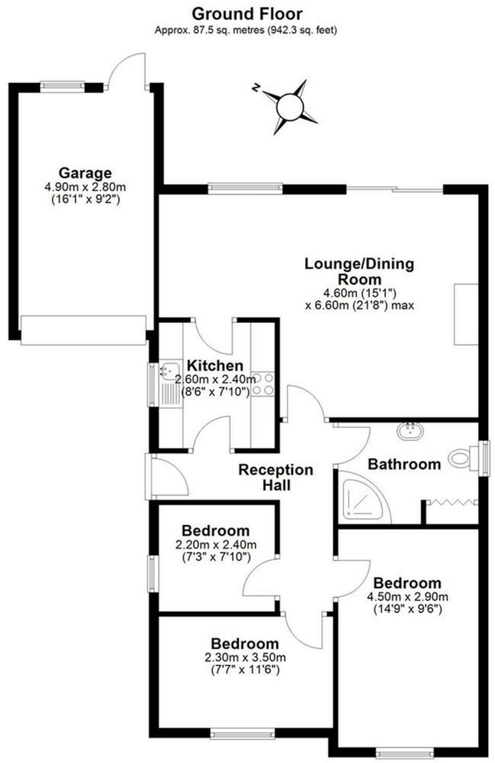
FOR SALE

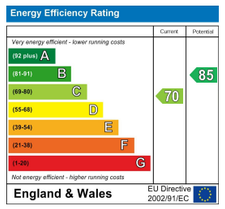
59 Hollies Road, Telford, TF1 1QL



Total area: approx. 87.5 sq. metres (942.3 sq. feet)
59 Hollies Road

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



Halls 1845

01952 971800

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

RICS Regulated by RICS
The Property Ombudsman
OnTheMarket.com
APPROVED CODE TRADINGSTANDARDS.UK

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.

Halls 1845

FOR SALE

Offers in the region of £250,000

59 Hollies Road, Telford, TF1 1QL

Conveniently located in Wellington, this three-bedroom semi-detached bungalow offers easy access to local amenities and the popular Bowring Park. Featuring a bright lounge/diner with patio doors to a low-maintenance rear garden, a well-equipped kitchen, driveway parking and garage, it's an ideal, easy-to-manage home perfect for a range of buyers.

FOR SALE

1 Reception Room/s | 3 Bedroom/s | 1 Bath/Shower Room/s

- **No Onward Chain**
- **Link-Detached at Garage**
- **Close to Amenities**
- **Great Transport Links**
- **Established Residential Area**
- **Requiring Some Modernisation**

DESCRIPTION

This well-presented three-bedroom semi-detached bungalow enjoys a convenient setting with excellent access to the wide range of amenities in Wellington. The property is also located within easy reach of the popular Bowring Park, ideal for outdoor activities and family time.

Inside, the accommodation is thoughtfully arranged, featuring a spacious lounge and dining area filled with natural light. Sliding patio doors open directly onto the rear garden, creating a perfect space for both relaxing and entertaining. The adjoining kitchen is practical and well-equipped, offering ample cupboard storage and worktop space.

The bungalow offers three versatile bedrooms, suitable for use as guest accommodation, a home office, or hobby space. A family bathroom completes the internal layout.

Externally, the property benefits from a driveway and single garage, providing convenient off-road parking and additional storage. To the rear, the private garden is designed for low maintenance, making it easy to enjoy outdoor living.

Overall, this is an excellent opportunity to acquire a comfortable and manageable home in a well-connected location close to both local amenities and green space.

LOCATION

Wellington is a well-established area in Telford, offering a range of local amenities, including shops, schools, and parks. The property is within walking distance of Ercall Wood Academy, a secondary school. For healthcare needs there is Wellington Medical Practice as well as the nearby Princess Royal Hospital, providing comprehensive medical services. Wellington town centre is just a short drive away, offering a wide selection of shopping, dining, and leisure options. With excellent transport links, including easy access to the M54 motorway, this property is perfectly positioned for both work and leisure.

ROOMS

ENTRANCE HALL

LOUNGE/DINING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARAGE

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 £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.