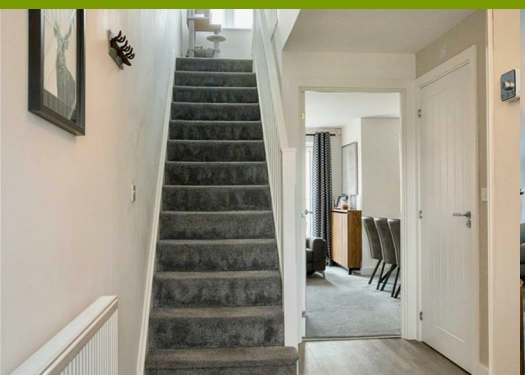
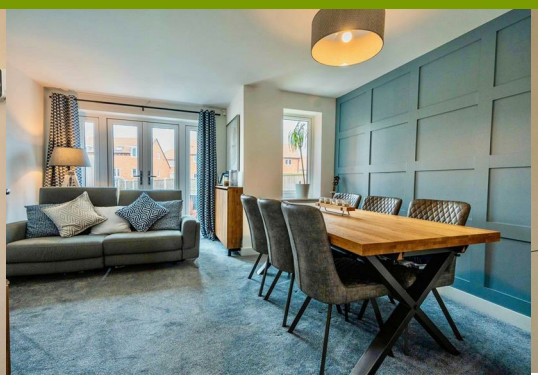


27 WAUGH DRIVE

WELLINGTON | TELFORD | SHROPSHIRE | TF1 2GG







Modern three-bedroom townhouse set over three floors on Waugh Drive, featuring an open-plan lounge/dining area, fitted kitchen with integrated appliances, and ground floor WC. The first floor offers two well-sized bedrooms and a family bathroom, while the top floor is dedicated to a main bedroom with en-suite and additional storage. Outside includes a private rear garden, driveway parking, and a garage. Well located for local amenities and transport links.

Offers in the region of £260,000





1 3 2 B

- **Set Over Three Floors**
- **Garage with Driveway**
- **Well-Presented Throughout**
- **Versatile Accommodation**
- **Perfect for First-Time-Buyers**
- **En-Suite to Main Bedroom**

DESCRIPTION

The ground floor features an entrance hallway with a convenient WC, leading through to a bright open-plan lounge and dining area. The layout is ideal for everyday living, with good natural light and a straightforward, functional feel. The adjoining kitchen is fitted with integrated appliances, ample storage, and plenty of workspace.

On the first floor are two well-sized bedrooms, suitable for guests, children, or a home office, along with a family bathroom fitted with contemporary fixtures.

The top floor is dedicated to the main bedroom, complete with an en-suite shower room and an additional store room, providing useful extra space.

Outside, the property benefits from a private rear garden and driveway parking, as well as a garage for secure parking or storage.

Located in a popular residential area, the property is well placed for local amenities, schools, and transport links.

LOCATION

Situated on a recently built development in Wellington, an historic market town, the property is well served by a range of local shops, a traditional market, library, leisure centre, and both bus and railway stations. There are a selection of primary and secondary schools nearby, including Charlton School, Telford College, and Wrekin College. The M54 is easily accessible via junctions 6 and 7, providing convenient links to Telford Town Centre, the wider West Midlands, and Shrewsbury.

ROOMS

GROUND FLOOR

ENTRANCE HALL

KITCHEN

12'10 x 7'11 (3.91m x 2.41m)

LOUNGE/DINER

15'1 x 13'13 (4.60m x 3.96m)

FIRST FLOOR

BEDROOM TWO

13'3 x 9'3 (4.04m x 2.82m)

BEDROOM THREE

11'2 x 6'6 (3.40m x 1.98m)

BATHROOM

SECOND FLOOR

BEDROOM ONE

18'2 x 13'13 (5.54m x 3.96m)

EN-SUITE





EXTERNAL

GARAGE

GARDEN

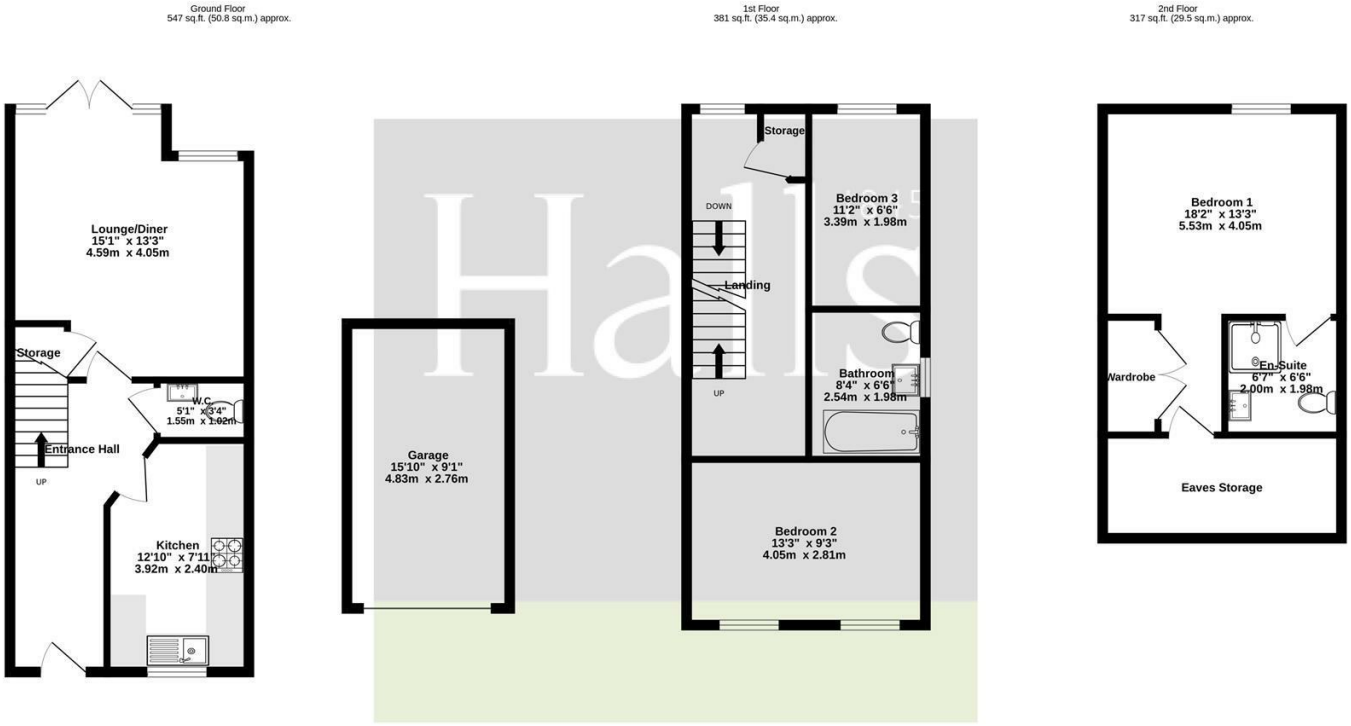
LOCAL AUTHORITY
Telford and Wrekin

COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

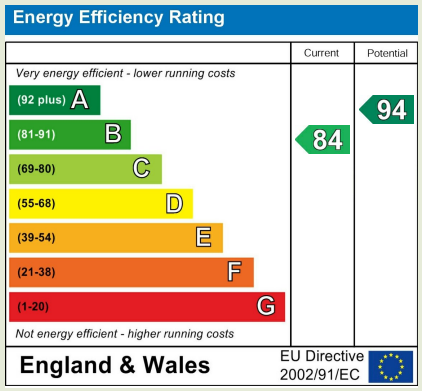
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

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.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 sq.m.) approx.

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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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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www.hallsgb.com

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