

Pearces Patch, Wellington, Telford

3 2 1

Offers over £315,000

- Three-bedroom detached home
- Open-plan kitchen/diner
- Principal bedroom with en-suite shower room
- Private rear garden
- Double-width driveway
- Walking distance to Wellington town centre and railway station
- Freehold
- EPC rating B







Beautifully Presented Three-Bedroom Detached Home in Pearces Patch, Wellington

Situated in the sought-after Pearces Patch development, this beautifully presented three-bedroom detached family home offers spacious and well-planned accommodation, ideally positioned within easy walking distance of Wellington town centre, its wide range of shops, amenities and railway station.

The property is entered via a welcoming hallway with a convenient guest WC. To the front of the home is a generous living room, providing a comfortable space to relax and entertain. To the rear, the impressive open-plan kitchen/diner spans the width of the property, offering an excellent range of units, ample space for dining and French doors opening directly onto the rear garden, creating the perfect setting for modern family living.

The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.









Externally, the property enjoys a private rear garden, mainly laid to lawn with attractive seating areas, ideal for outdoor dining and entertaining. To the front, a double-width driveway provides ample off-road parking and enjoys attractive views towards The Wrekin.

Ideally located, the property is within close proximity to well-regarded schools, local amenities and excellent transport links, making it an ideal choice for families, professionals and commuters alike.

Early viewing is highly recommended to fully appreciate the accommodation and superb location this fantastic home has to offer.

Freehold / Council Tax Band D / EPC B

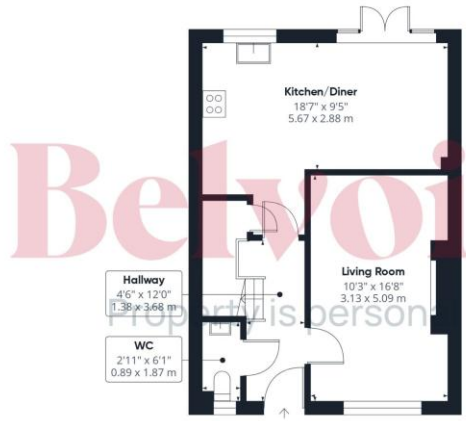
Maintenance Fee/Ground Rent of £120 per annum - As advised by the vendor

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Hallway 3.68m x 1.38m (12'1" x 4'6")

WC 1.87m x 0.87m (6'1" x 2'11")

Living Room



Ground Floor



Belvoir
Property is personal

Approximate total area(1)

920 ft²

85.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



Virtual Tour