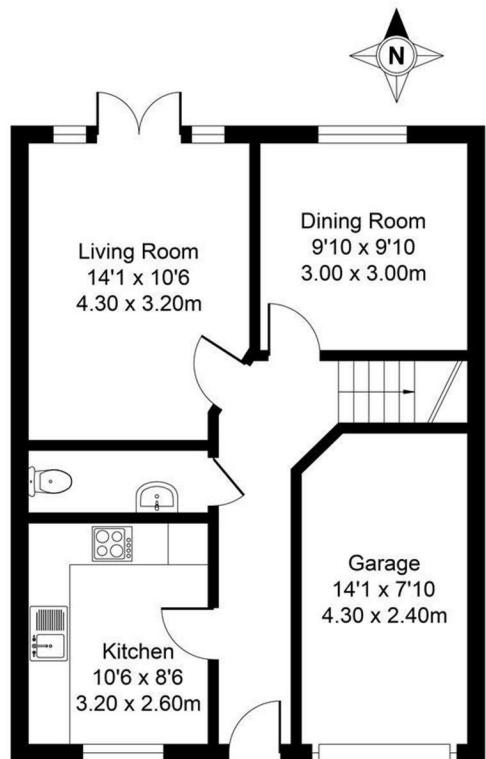
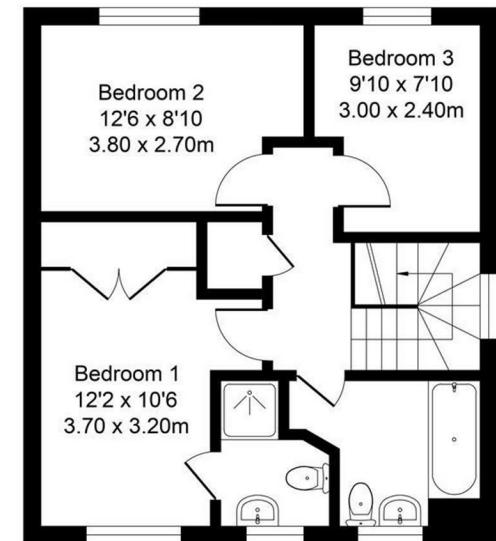


FOR SALE

57 Vesey Court, Wellington, Telford, TF6 5DT



Ground Floor



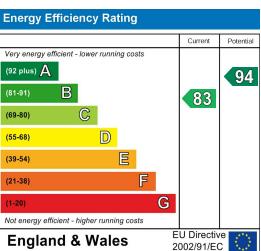
First Floor

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Approximate Area = 964 sq ft / 89.6 sq m
Garage = 114 sq ft / 10.6 sq m
Total = 1078 sq ft / 100.2 sq m
For identification only - Not to scale



Energy Performance Rating



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.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
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FOR SALE

Offers in the region of £300,000

57 Vesey Court, Wellington, Telford, TF6 5DT

Beautifully presented three bedroom detached home with garage, driveway and private rear garden, enjoying an attractive outlook over green space. Located in the popular Vesey Court area of Wellington, this modern property offers spacious and well-planned accommodation suited to a range of buyers.

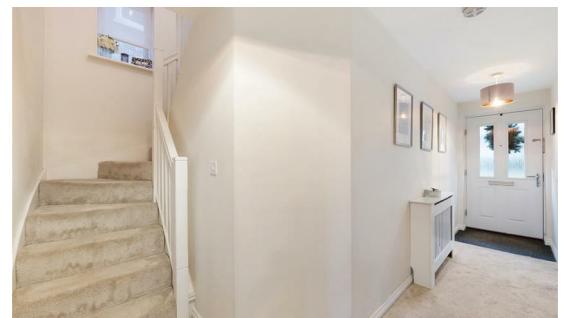


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01952 971800

2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- Close to Amenities
- Great Transport Links
- Immaculately Presented Throughout
- Driveway & Garage
- Good Sized Garden
- Pleasant Outlook

DESCRIPTION

Situated in the sought-after Vesey Court development in Wellington, this beautifully presented three bedroom detached home enjoys a pleasant outlook over green space and offers generous accommodation throughout.

The ground floor is accessed via a welcoming entrance hallway with a convenient WC. To the front of the property is a modern fitted kitchen, while the rear boasts a spacious lounge featuring French doors opening directly onto the garden, creating a bright and inviting living space. A separate dining room provides a flexible space for dining or additional reception room.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment, along with a driveway providing off-road parking and access to a single garage. Well maintained throughout, this home is ideal for buyers seeking a ready-to-move-into property in a desirable residential location close to local amenities and transport links.

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.

ROOMS**GROUND FLOOR****ENTRANCE HALL****KITCHEN**

10'6 x 8'6

LOUNGE

14'1 x 10'6

DINING ROOM

9'10 x 9'10

FIRST FLOOR**BEDROOM 1**

12'2 x 10'6

EN-SUITE**BEDROOM 2**

12'6 x 8'10

BEDROOM 3

9'10 x 7'10

BATHROOM**EXTERNAL****GARDEN**

GARAGE
14'1 x 7'10

LOCAL AUTHORITY
Telford & 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.