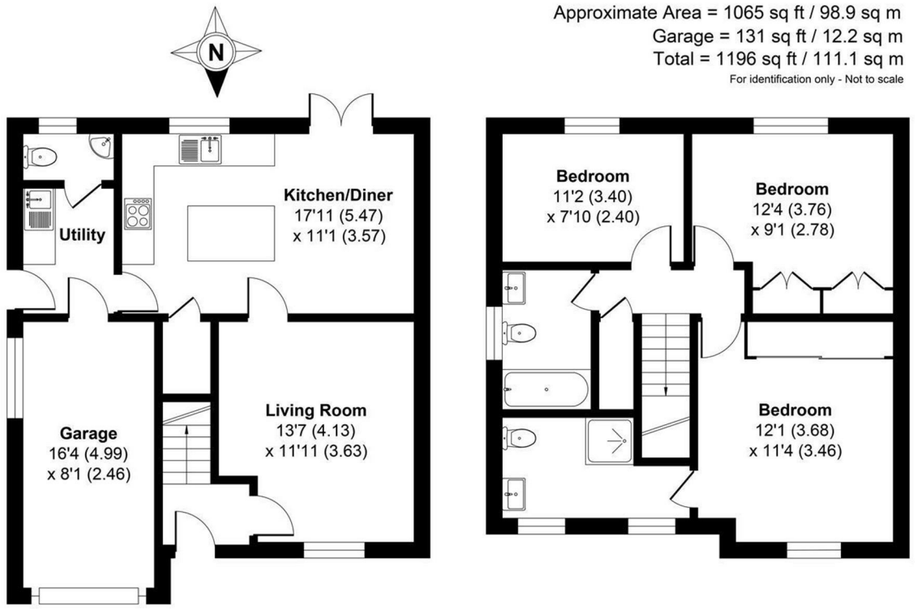
FOR SALE

2 Old Hall Fields, Wellington, Telford, TF1 1QD

Approximate Area = 1065 sq ft / 98.9 sq m
Garage = 131 sq ft / 12.2 sq m
Total = 1196 sq ft / 111.1 sq m
For identification only - Not to scale

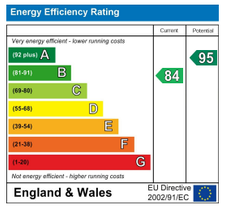


Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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
E: telford@hallsgb.com

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FOR SALE

Offers in the region of £319,950

2 Old Hall Fields, Wellington, Telford, TF1 1QD

An attractive and well-presented three double bedroom detached family home, ideally situated in a highly sought-after area of Wellington, Telford. Offering spacious and modern accommodation throughout, including a stylish kitchen/dining room with central island, generous lounge, en suite to the principal bedroom, private rear garden, garage, and double-width driveway. EPC Rating: B.

FOR SALE

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- Sought-after location
- En suite to main bedroom
- Private rear garden
- Garage & driveway
- Three double bedrooms
- Well-presented throughout

DESCRIPTION

An attractive and well-appointed three double bedroom detached family home, occupying a pleasant position within a highly sought-after residential area of Wellington, Telford. This modern property offers well-balanced and spacious accommodation throughout, making it ideal for family living.
The accommodation is entered via a welcoming entrance hallway, which leads through to a generous lounge, providing a comfortable and relaxing living space with ample natural light. To the rear of the property is a stylish and contemporary fitted kitchen/dining room, thoughtfully designed with a range of modern units, integrated appliances, and a central island, creating an excellent space for both everyday family life and entertaining. A useful utility room and guest cloakroom add further practicality to the ground floor.

To the first floor, there are three well-proportioned double bedrooms. The principal bedroom benefits from the added luxury of an en suite shower room, whilst the remaining bedrooms are served by a modern family bathroom fitted with a contemporary suite.

Externally, the property enjoys a private and enclosed rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining during the warmer months. To the front, there is a garage and a double-width block paved driveway, providing ample off-road parking for several vehicles.

Conveniently located for a range of local amenities, well-regarded schools, and excellent transport links, this property offers an excellent opportunity to acquire a modern family home within a popular and established residential area. Early viewing is highly recommended.

LOCATION

Situated in a highly regarded part of Wellington, this property is ideally placed for both convenience and lifestyle. The town centre is within easy reach and offers a wide range of shops, cafés, restaurants and a traditional market, giving the area a strong sense of community.

The location is particularly well suited to families, with a number of well-regarded schools nearby including Short Wood Primary School, Wrekin View Primary School, Ercall Wood Academy and the independent Wrekin College.

For leisure, residents benefit from the nearby Wellington Leisure Centre, offering a gym, swimming pool and fitness classes, along with Bowring Park which provides open green space, play areas and sports facilities. The surrounding area also offers excellent walking opportunities, with the iconic The Wrekin just a short distance away, popular for its scenic routes and far-reaching views.

Commuters are well catered for, with Wellington railway station and the M54 both easily accessible, providing convenient links to Shrewsbury, Wolverhampton and further afield.

Overall, the location combines everyday convenience with excellent schooling, leisure facilities and access to open countryside, making it a popular choice for families and professionals alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE
13'7 x 11'11

KITCHEN/DINER
17'11 x 11'11

UTILITY

FIRST FLOOR

BEDROOM ONE
12'1 x 11'4

EN-SUITE SHOWER ROOM

BEDROOM TWO
12'4 x 9'1

BEDROOM THREE
11'2 x 7'10

BATHROOM

EXTERNAL

GARDEN

GARAGE

LOCAL AUTHORITY
Telford & 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.

AGENT NOTE
Please be advised that there is an annual maintenance charge for the estate's communal areas of £500 per year