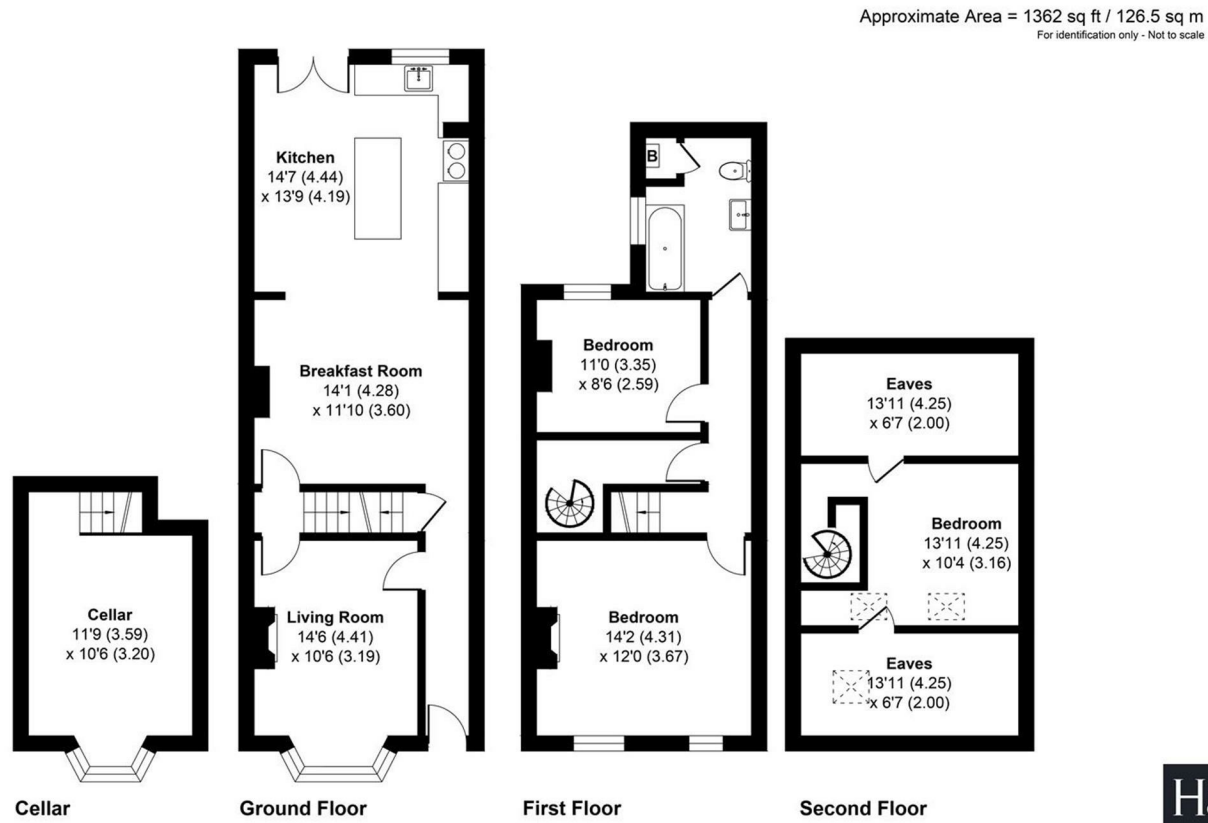


FOR SALE



44 Wrekin Road, Wellington, Telford, TF1 1RH



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



FOR SALE

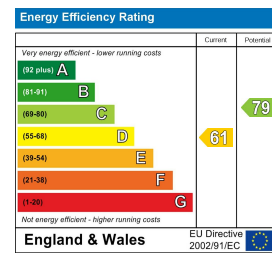
Offers in the region of £220,000

44 Wrekin Road, Wellington, Telford, TF1 1RH

**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



Impressive three-bedroom Victorian terrace arranged over three floors, blending period charm with modern open-plan living. Featuring a stylish kitchen/diner, separate sitting room, generous rear garden, and useful cellar, ideal for buyers seeking character and space.



01952 971800

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



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.

2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Large Rear Garden
- Period Features
- Kitchen/Dining Room
- Close to Town Centre
- Well-Presented
- Cellar

To the second floor, a further bedroom provides additional flexible accommodation, complete with skylight windows and useful storage.

Externally, the property is approached via a paved pathway, with a generous rear garden arranged over several sections including patio areas, established planting, greenhouse space, and a vegetable garden. A right of way provides access to the front.

A charming home combining period character with practical living space, ideally suited to a range of buyers.

#### LOCATION

Situated on the edge of the historic market town of Wellington, the property is within walking distance of a wide range of local amenities, including shops, a traditional market, library, leisure centre, and both bus and railway stations.

The area is well served by a selection of primary and secondary schools, along with Telford College and Wrekin College. Excellent transport links are provided via the M54, offering convenient access towards Shrewsbury to the west and Telford and the wider West Midlands to the east.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

#### DESCRIPTION

Halls are delighted to offer to market this well presented Victorian mid-terraced home, offering characterful and versatile accommodation arranged over three floors.

The property retains a number of period features and briefly comprises an entrance hall with tiled flooring, leading to a front sitting room with bay window, wooden flooring, and decorative fireplace. To the rear, the dining area opens seamlessly into an extended breakfast kitchen, creating a sociable open-plan space ideal for modern living. The kitchen is fitted with a range of units, Belfast sink, Aga, and central island with breakfast bar, with a lantern roof window and access to the rear garden. A cellar is also accessed from this space.

To the first floor are two bedrooms and a family bathroom fitted with a white three-piece suite. The principal bedroom is positioned to the front, while the second bedroom overlooks the rear garden.

#### LIVING ROOM

14'6 x 10'6

#### KITCHEN

14'7 x 13'9

#### BREAKFAST ROOM

14'1 x 11'10

#### FIRST FLOOR

#### BEDROOM

14'2 x 12'0

#### BEDROOM TWO

#### BATHROOM

#### SECOND FLOOR

#### BEDROOM THREE

#### LOWER GROUND

#### CELLAR

11'9 x 10'6

#### EXTERNAL

#### OUTBUILDING

#### LOCAL AUTHORITY

Telford and Wrekin Council

#### COUNCIL TAX BAND

Council Tax Band: B

#### 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.