



Helping *you* move



51 Vesey Court, Wellington

A three-bedroom semi-detached townhouse is located in the desirable market town of Wellington. The property enjoys excellent access to local amenities, including Wellington Town Centre, well-regarded schools, and convenient links to the M54—ideal for commuting

Offers in the Region of
£257,500

51 Vesey Court, Wellington, TF6 5DT

Overview

- Semi-Detached House
- Open Plan Kitchen/Diner/Lounge
- WC
- Family Bathroom
- Three Bedrooms
- Ensuite
- Garage and driveway parking
- Rear Garden
- Gas CH, Double Glazing
- EPC B, Council Tax C



Location

Situated on the edge of the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College of Arts and Technology and Wrekin College. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West.

Brief Description

The home opens into a hallway then into a bright and welcoming open-plan kitchen/diner/lounge and door to the WC. To the rear is a spacious lounge, featuring double doors that lead out to the rear garden, creating a lovely flow for everyday living and entertaining.

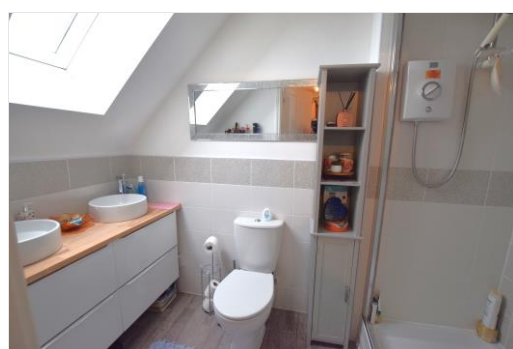
The first floor offers two well-proportioned bedrooms along with a modern family bathroom.



The top floor is dedicated to the impressive master bedroom, complete with built-in wardrobes and a stylish en-suite shower room.

Externally, the property boasts a charming rear garden with a raised decking area and lawn—perfect for relaxing or hosting. To the front, there is driveway parking and access to a single garage.

The home is positioned attractively within the development, with a green space to the fore, with a large mature tree.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

SERVICES

We are advised that mains water, drainage, gas and electricity are available. There are owned solar panels. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Junction 7 off the M54 head towards Wellington on to Holyhead Road, then turn right onto Vesey Road where the property can be found towards the end of the cul de sac on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE39671 160226

AML REGULATIONS

Barbers are marketing the property on behalf of Move with Us, who as the appointed selling agent are required by law to conduct anti-money laundering checks on all those buying a property, incurring a charge to purchasers of £ 58.80 (incl. VAT). This fee will need to be paid by you in advance, ahead of issuing a memorandum of sale, and is non-refundable..



TOTAL FLOOR AREA : 1469 sq.ft. (136.4 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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All measurements quoted are approximate:

KITCHEN AREA

17' 3" x 10' 6" (5.26m x 3.2m)

LOUNGE AREA

11' 3" x 13' 11" (3.43m x 4.24m)

WC

5' 1" x 3' 1" (1.55m x 0.94m)

BEDROOM TWO

11' 5" x 13' 10" (3.48m x 4.22m)

BEDROOM THREE

10' 11" x 7' 2" (3.33m x 2.18m)

BATHROOM

6' 1" x 7' 2" (1.85m x 2.18m)

BEDROOM ONE

18' 8" x 10' 5" (5.69m x 3.18m) max into bay

ENSUITE

8' 7" x 4' 6" (2.62m x 1.37m)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.