



32 WROCKWARDINE ROAD

WELLINGTON | TELFORD || TF1 3DB



A spacious and distinctive four-bedroom detached period home with a large garden, ample parking, garage and conservatory, conveniently situated close to Wellington town centre.

Offers in the region of £485,000



- Spacious and Characterful Family Home
- Four Bedrooms, Four Bathrooms and Three Reception Rooms.
- Centrally Located with a Large and Private Plot
- Ample Parking for Several Vehicles and Detached Garage
- Versatile Accommodation with Annexe Potential (STPP)
- Close to Town Centre and Local Amenities

DESCRIPTION

A spacious and distinctive detached period home, enjoying a large garden and ample parking, conveniently situated within easy reach of Wellington town centre.

Having been in the same ownership for more than 25 years, this individual property is now ready to welcome its next owners. Offering well-presented and generously proportioned accommodation, it combines the character you would expect from a period home with the space and practicality that can be surprisingly hard to find so close to the centre of Wellington.

The ground floor has a particularly good sense of space, with a welcoming entrance hall leading to a separate dining room and a generous reception room, while the kitchen is well placed to the rear of the house and opens through to a large conservatory with underfloor heating overlooking the garden. There is also a useful utility room with WC



Upstairs, there are four good-sized bedrooms, with the principal and guest bedrooms both benefiting from their own en-suite bathroom, together with a further family bathroom. The accommodation is complemented by plenty of natural light and an appealing layout which gives the house a more individual feel than many modern properties.

Outside, the property really comes into its own. A large garden provides plenty of space for families, entertaining or simply enjoying the outdoors, while the substantial driveway offers ample off-road parking and leads to a detached garage.

Perhaps the biggest attraction is simply how unusual it is to find a detached, period property offering this amount of space and garden so close to Wellington town centre. There is also the possibility to divide the property to create a self-contained annexe (STPP).

LOCATION

Wellington is a well-established area in Telford, offering a range of local amenities, including shops, schools, and parks. The property is within walking distance of Ercall Wood Academy, a secondary school. For healthcare needs there is Wellington Medical Practice as well as the nearby Princess Royal Hospital, providing comprehensive medical services. Wellington town centre is just a short drive away, offering a wide selection of shopping, dining, and leisure options. With excellent transport links, including easy access to the M54 motorway, this property is perfectly positioned for both work and leisure.

ROOMS

GROUND FLOOR

STORM PORCH



RECEPTION ROOM

OFFICE

SITTING ROOM

KITCHEN

CONSERVATORY

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

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 £36 (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.

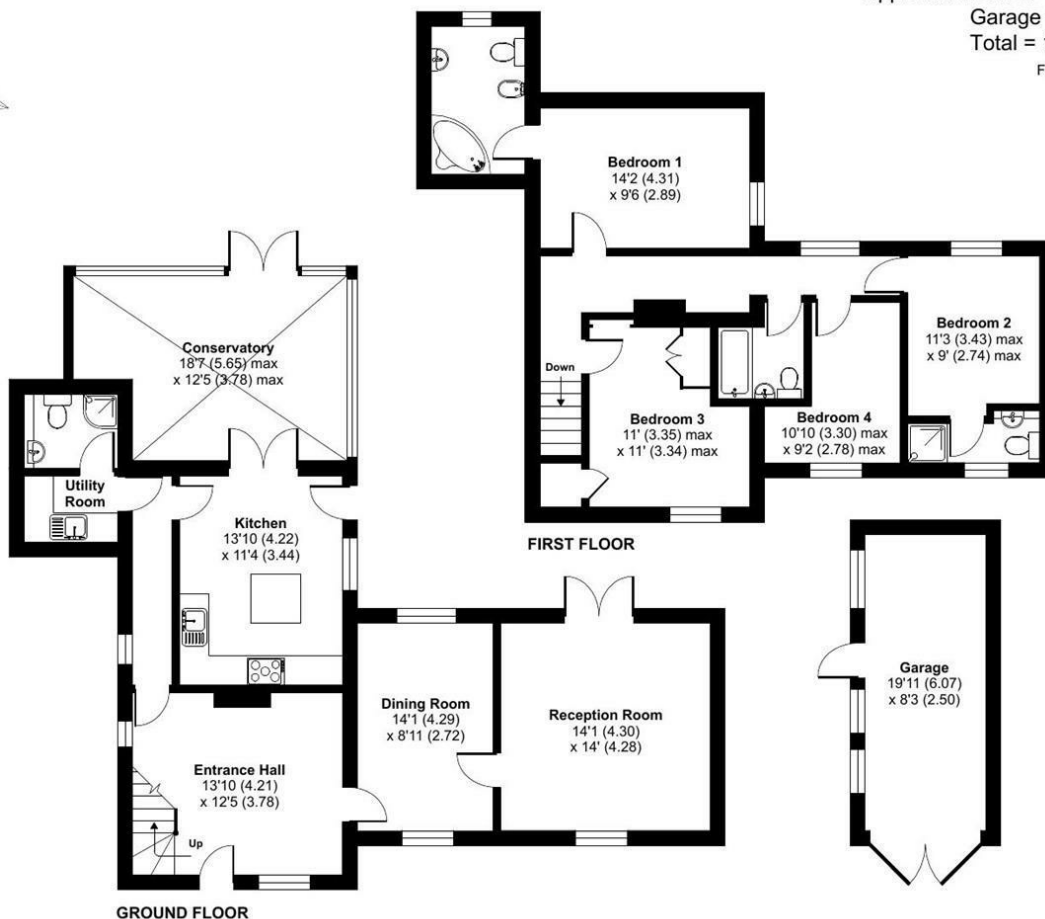


Approximate Area = 1765 sq ft / 164 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1928 sq ft / 179.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2026. Produced for Halls. REF: 1527143

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



TELFORD SALES

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