

Haygate Road, Wellington, Telford

4 2 2

£260,000

- ***NO UPWARD CHAIN***
- Four-bedroom period property
- Two Reception Rooms
- Private enclosed rear garden
- Walking distance of Wellington High Street
- Charming period character throughout
- Freehold
- EPC rating D



Four-Bedroom Mid-Terrace Period Property – Haygate Road, Wellington

A well-proportioned four-bedroom mid-terrace period property situated on Haygate Road in the popular market town of Wellington, offered for sale with no upward chain.

The property provides approximately 1,186 sq ft (110.3 sq m) of accommodation arranged over two floors, offering a versatile layout ideally suited to families, professionals or investors.

The property is approached via a stained-glass front door, opening into a welcoming hallway which retains a wealth of period character, including beautiful Victorian geometric encaustic floor tiles. The ground floor continues with a number of useful reception and living spaces, together with a fitted kitchen, utility area and additional storage.

To the first floor are four bedrooms, together with the landing and bathroom facilities, providing excellent flexibility for family living, home working or guest accommodation.

Externally, the property benefits from an enclosed, private and low-maintenance lawned garden to the rear, providing a pleasant outdoor space with scope for seating and entertaining. To the front is a traditional garden, with a pathway leading to the front gate set within the garden wall, creating an attractive approach to the property.

The property is particularly well placed for access to the amenities of Wellington, being within walking distance of Wellington High Street, which offers a varied selection of shops, cafés, restaurants and everyday facilities. Wellington railway station is also within easy reach, providing convenient connections for commuters and those travelling further afield. The property also enjoys excellent road links, with the M54 motorway just a short drive away, providing access towards Telford, Shrewsbury and the wider West Midlands.

This is a characterful four-bedroom period home combining original Victorian features with generous and versatile accommodation, private gardens and excellent local connectivity. Offered with the significant benefit of no upward chain, the property represents an excellent opportunity for those seeking a period home in a convenient Wellington location.

Freehold / Council Tax Band C / EPC D

Approximate floor area: 1,186 sq ft (110.3 sq m)

















Reception Room 3.72m x 3.31m (12'2" x 10'11")

Living Room 3.91m x 3.61m (12'10" x 11'10")

Kitchen 2.16m x 2.98m (7'1" x 9'10")

Kitchen 2.68m x 2.99m (8'10" x 9'10")

Bedroom Four 2.58m x 2.42m (8'6" x 7'11")

Bedroom One 3.74m x 3.32m (12'4" x 10'11")

Bedroom Three 2.68m x 3m (8'10" x 9'10")

Bedroom Two 3.94m x 2.74m (12'11" x 9'0")

Bathroom 1.74m x 1.8m (5'8" x 5'11")

Bathroom 1.39m x 1.76m (4'7" x 5'10")

Hallway 1.51m x 1m (5'0" x 3'4")

Hallway 0.94m x 2.12m (3'1" x 7'0")

Hallway 7.26m x 1.47m (23'10" x 4'10")

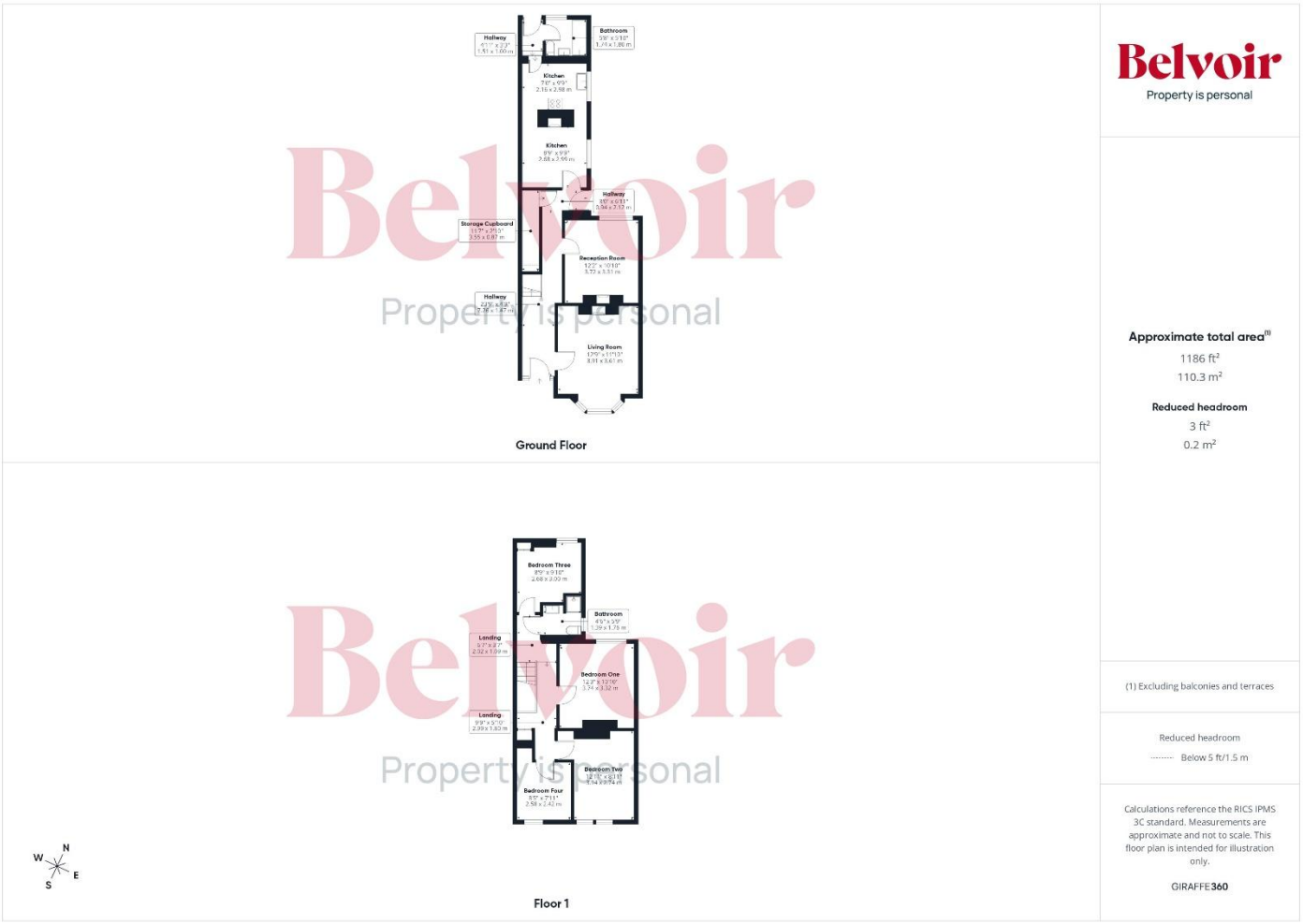
Landing 2.02m x 1.09m (6'7" x 3'7")

Landing 2.99m x 1.8m (9'10" x 5'11")

Storage Cupboard 3.55m x 0.87m (11'7" x 2'11")







AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

QR Codes

Material Information Report

Virtual Tour



Belvoir
Property is personal

Belvoir Telford

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