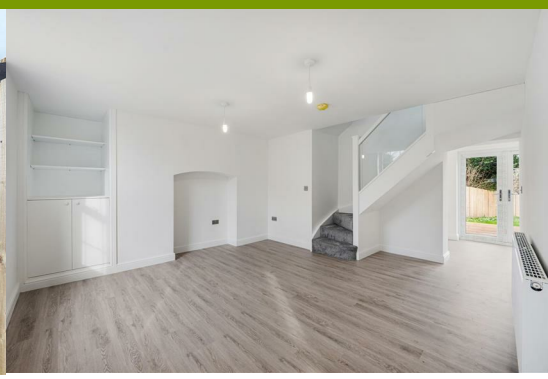
5 MILL BANK

WELLINGTON | TELFORD | SHROPSHIRE | TF1 1RX







Beautifully renovated three-bedroom terraced home offering of stylish, move-in ready accommodation. Featuring a sleek integrated kitchen, two reception rooms, ground floor WC, generous enclosed rear garden with decking, and private parking to the front — perfect for modern family living.

Offers in the region of £200,000





2 3 1 C

- **Beautiful Period Home Renovated Throughout**
- **Three Bedrooms, Two Spacious Reception Rooms**
- **Modern Kitchen/Diner & Utility Room**
- **Downstairs W.C & Beautiful Family Bathroom**
- **Off Road Parking For Three Vehicles**
- **Large Rear Garden & Close to Amenities**

DESCRIPTION

Brilliantly Renovated & Beautifully Modernised Three Bedroom Home with Generous Garden & Parking

This superbly presented three-bedroom terraced property has been thoughtfully renovated throughout, offering stylish, contemporary living. With a long enclosed rear garden and private parking to the front, this is a home that perfectly blends practicality with modern comfort.

The ground floor offers a wonderfully balanced layout, ideal for both everyday living and entertaining. A welcoming dining room flows through to a comfortable lounge, creating a versatile and sociable living space. The heart of the home is the modern integrated kitchen/breakfast room, finished in a sleek, contemporary style and complete with built-in oven, hob, extractor and dishwasher. A useful utility area and ground floor WC add further convenience, while gas central heating and double glazing ensure year-round comfort.

Upstairs, the first floor provides three well-proportioned bedrooms along with a family bathroom featuring a shower over the bath — perfectly suited for growing families, first-time buyers or those looking to downsize without compromise.

Externally, the property continues to impress. To the front, a gravelled parking area provides off-road convenience. To the rear, the long enclosed garden offers a wonderful outdoor retreat, with a wooden decking area ideal for summer dining and a lawned section perfect for children, pets, or simply relaxing in the sunshine.

Stylish, practical and ready to move into, this beautifully modernised home ticks all the boxes.

LOCATION

Ideally positioned for easy access to the thriving market town of Wellington, which offers an excellent range of local shops, cafés and everyday amenities. The property is also conveniently located for the Princess Royal Hospital, Wellington railway station and well-regarded local schools.

ROOMS

GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

W.C.

FIRST FLOOR





BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

EXTERNAL

LOCAL AUTHORITY
Telford and Wrekin.

COUNCIL TAX BAND
TBC

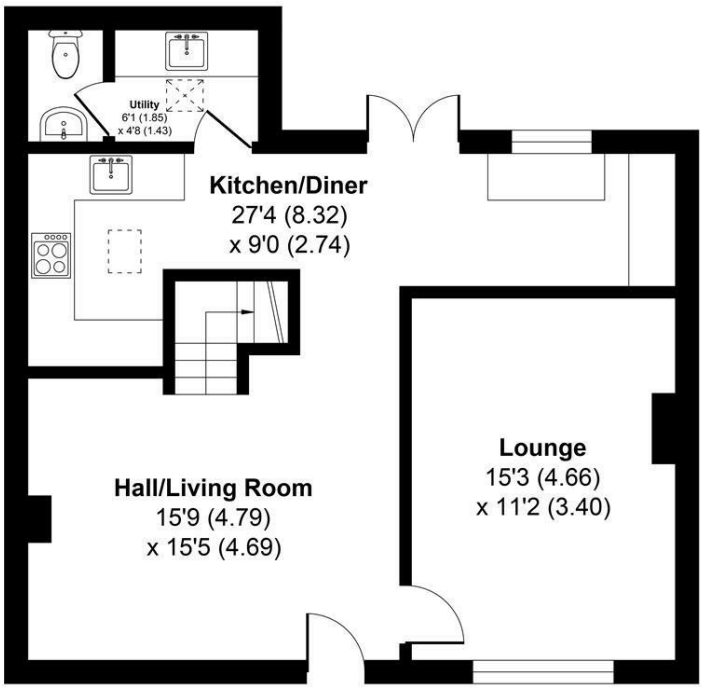
POSSESSION AND TENURE
Freehold with vacant possession on completion.

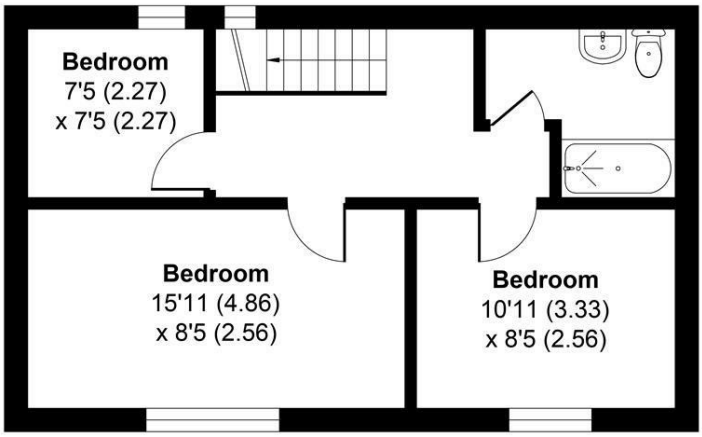
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

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.

Approximate Area = 1073 sq ft / 99.7 sq m

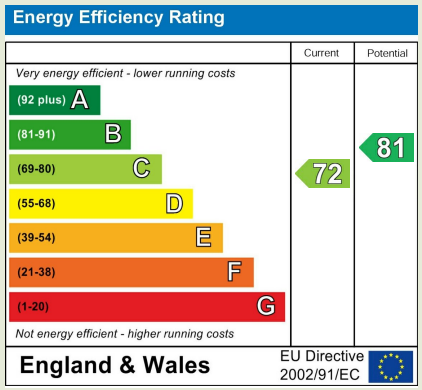
For identification only - Not to scale





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.

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.

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The Property Ombudsman

TELFORD SALES

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www.hallsgb.com

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