



SAMUEL WOOD

14 Marton Drive, Wellington, Telford, Shropshire, TFI 3HL

Offers In The Region Of £230,000



14 Marton Drive

Wellington, Telford, Shropshire, TF1 3HL



- Beautifully Presented Family Home
- Spacious Reception Room
- Extensive Plot
- High Specification Contemporary Bathroom
- Gas Central Heating
- Recent Renovation
- Open Plan Kitchen Diner
- Garage & Driveway
- Three Generous Sized Bedrooms
- EPC Rating D

NO UPWARD CHAIN Samuel Wood is delighted to offer for sale this beautifully presented family home on Marton Drive, Wellington. The subject of a full recent renovation this property provides spacious contemporary living combined with a tasteful, high specification internal configuration. Set in a large plot with the recent addition of a pleasant veranda to the rear and a useful multi car driveway to the front. Close to local amenities including shops, schools, pubs and useful road links. Viewing is highly recommended by the selling agent.

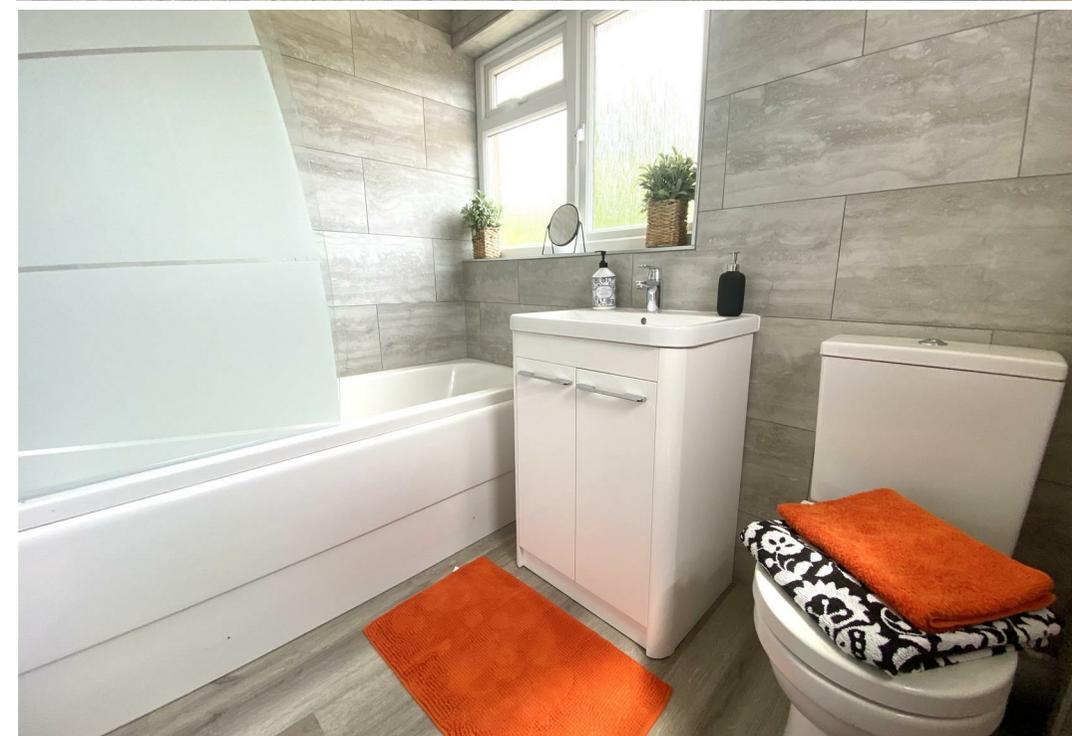
14 Marton Drive in Wellington is a three-bedroom semi-detached property that has undergone a comprehensive renovation, transforming it into a modern and stylish home. On the ground floor, the house boasts a spacious open-plan layout that seamlessly combines the living, dining and kitchen areas. The newly installed kitchen is a standout feature, equipped with high-end appliances, sleek cabinetry, new French doors leading to the veranda and ample counter space, perfect for cooking and entertaining. The open-plan design enhances the sense of space and light, making the ground floor a welcoming and versatile living area.

Ascending to the first floor, the house continues to impress with three well-proportioned bedrooms and a high-specification bathroom. The bedrooms offer generous space, each providing built in wardrobes with sliding mirrored doors. The master bedroom, in particular, benefits from large windows that allow natural light to flood the room. The newly renovated bathroom features modern fixtures and fittings, including a luxurious bath, a separate shower, and contemporary tiling providing a spa-like experience.

Externally, 14 Marton Drive is set on a large plot, offering extensive outdoor space. The rear of the property features a new veranda, perfect for outdoor dining and relaxation, overlooking a well-maintained garden that provides plenty of space for children to play or for gardening enthusiasts to indulge their hobby. The property also includes a garage and a driveway with space for two cars, ensuring ample parking. The front garden enhances the property's curb appeal, contributing to the overall charm and attractiveness of this beautifully renovated home.

***Vendor will have 6ft fence installed from the bush to the bottom of the rear garden.**







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

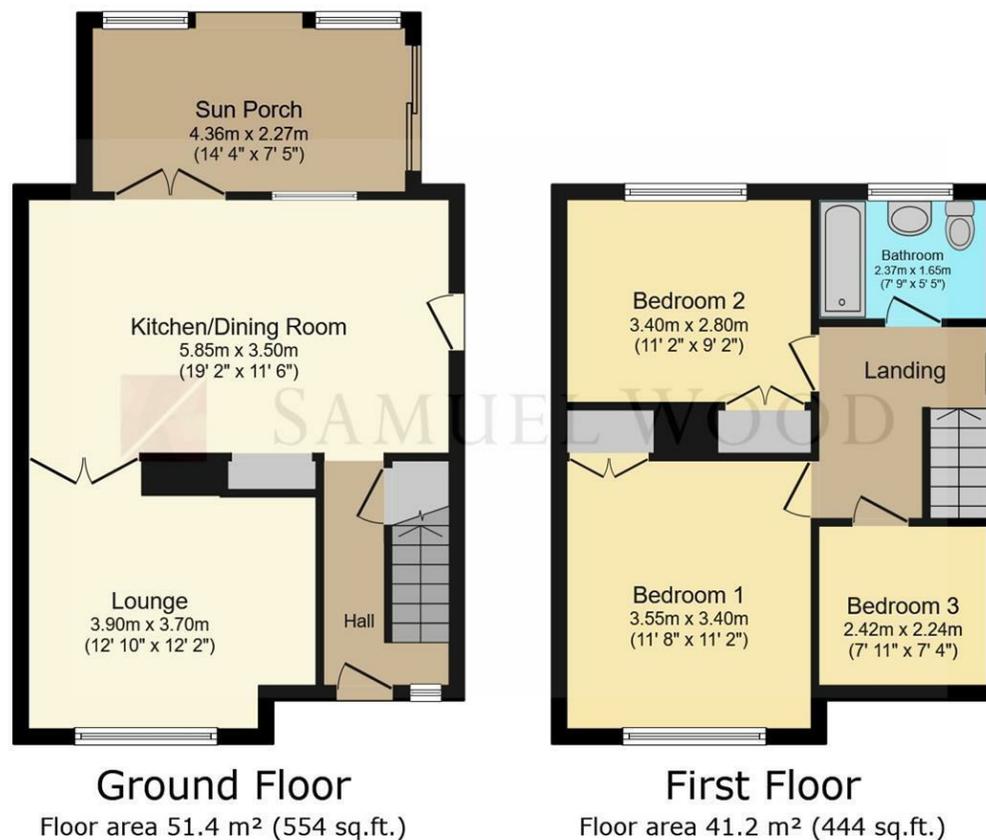
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







TOTAL: 92.7 m² (998 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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