



SAMUEL WOOD
P L A T I N U M

Introducing...

345 Holyhead Road, Wellington, Telford, Shropshire, TF1 2EZ





An Exceptional Architect Designed PassivHaus
Approximately 314m² (3,382 sq ft) One of
Shropshire's Most Energy Efficient Homes.

Mannleys Samuel Wood are delighted to present an exceptionally rare opportunity to acquire one of the finest contemporary homes to come to the Shropshire market. Occupying a prime position on Holyhead Road, this outstanding architect-designed PassivHaus extends to approximately 314 square metres (3,382 square feet) and seamlessly combines striking modern architecture with pioneering environmental technology, creating a home that delivers unrivalled comfort, exceptional efficiency and remarkably low running costs.

Constructed to the internationally recognised PassivHaus standard, every aspect of this remarkable home has been meticulously engineered to provide a superior living environment. From its fully airtight insulated envelope to its intelligent renewable energy systems, this is a property designed not only for today, but for generations to come. Homes of this calibre and specification are exceptionally rare within the local market, making this a truly unique opportunity.



At the heart of the home lies an impressive open-plan kitchen and dining room, beautifully designed for both everyday family life and entertaining on a grand scale. The contemporary kitchen is centred around a substantial island, creating a natural gathering space, while the adjoining dining area offers generous proportions for hosting family and friends. A spacious separate living room provides a relaxing retreat, complemented by a versatile workshop or home office, utility room and an excellent range of practical storage. The substantial integral garage further enhances the property's versatility, while a ground floor bedroom suite provides ideal accommodation for guests, multi-generational living or those seeking single-level flexibility.

The first floor continues to impress with a stunning galleried landing leading to four further generously proportioned bedrooms. Two of these bedrooms enjoy the luxury of their own bathroom or en-suite, creating an exceptional level of privacy and convenience rarely found in modern homes with a versatile fifth bedroom, currently arranged as a home office, with space for a double bed if required. The principal suite is particularly impressive, benefitting from a walk-in wardrobe and beautifully appointed en-suite, delivering boutique hotel levels of comfort within your own home.

Beyond its striking appearance, it is the technology and engineering that truly set this home apart. Designed to PassivHaus principles, the property features an advanced Mechanical Ventilation with Heat Recovery (MVHR) system, ensuring a constant supply of fresh, filtered air whilst retaining heat to maintain an exceptionally comfortable internal environment throughout the year. Heating is provided via an efficient ground source heat pump served by a 35-metre borehole, while solar photovoltaic panels work in conjunction with approximately 25kWh of battery storage, dramatically reducing reliance on the grid and helping to minimise ongoing energy costs. The result is an extraordinary home that combines luxury living with an EPC Rating of A (98), placing it amongst the most energy-efficient homes available in the region.

Perfectly positioned within Wellington, the property enjoys excellent access to highly regarded schools, a wide range of independent shops and supermarkets, leisure facilities, railway connections and the M54 motorway, making it ideally placed for commuters travelling to Birmingham, Wolverhampton, Shrewsbury and beyond.

Quite simply, 345 Holyhead Road is far more than an executive family home—it is a statement of modern living. Offering breathtaking space, exceptional craftsmanship and market-leading energy performance, this remarkable PassivHaus presents an opportunity that is unlikely to be repeated within the local market.

Early viewing is considered essential to fully appreciate the quality, innovation and lifestyle that this outstanding home has to offer.





Services: We understand that the property has mains electricity, solar panels, heating - air source heat pump, mains & private water supply (Severn Trent & borehole) and mains drainage.

Broadband Speed: Basic Mbps, Superfast Mbps & Ultrafast Mbps
Results provided by Ofcom and correct at time of listing

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: G

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of 25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.











345 Holyhead Road, Wellington, Telford, Shropshire, TF1 2EZ

Exceptional architect-designed PassivHaus offering approximately 314m² (3,382 sq ft) of beautifully appointed accommodation.

Five generous bedrooms, three are served by their own bathroom or en-suite, providing exceptional flexibility for modern family living.

Ground source heat pump with a 35-metre borehole, delivering sustainable, low-cost heating throughout the home.

Superb open-plan kitchen and dining room with feature island, complemented by a spacious separate living room and additional workshop/home office.

Large integral garage, utility room and generous storage, all designed with practicality in mind.

A truly unique opportunity to acquire one of Shropshire's most technologically advanced and environmentally conscious family homes.

Outstanding energy efficiency with a certified PassivHaus design incorporating a fully airtight building envelope and advanced insulation.

Mechanical Ventilation with Heat Recovery (MVHR) system providing constant fresh filtered air whilst retaining warmth for year-round comfort.

Solar photovoltaic system complemented by approximately 25kWh battery storage, significantly reducing day-to-day running costs.

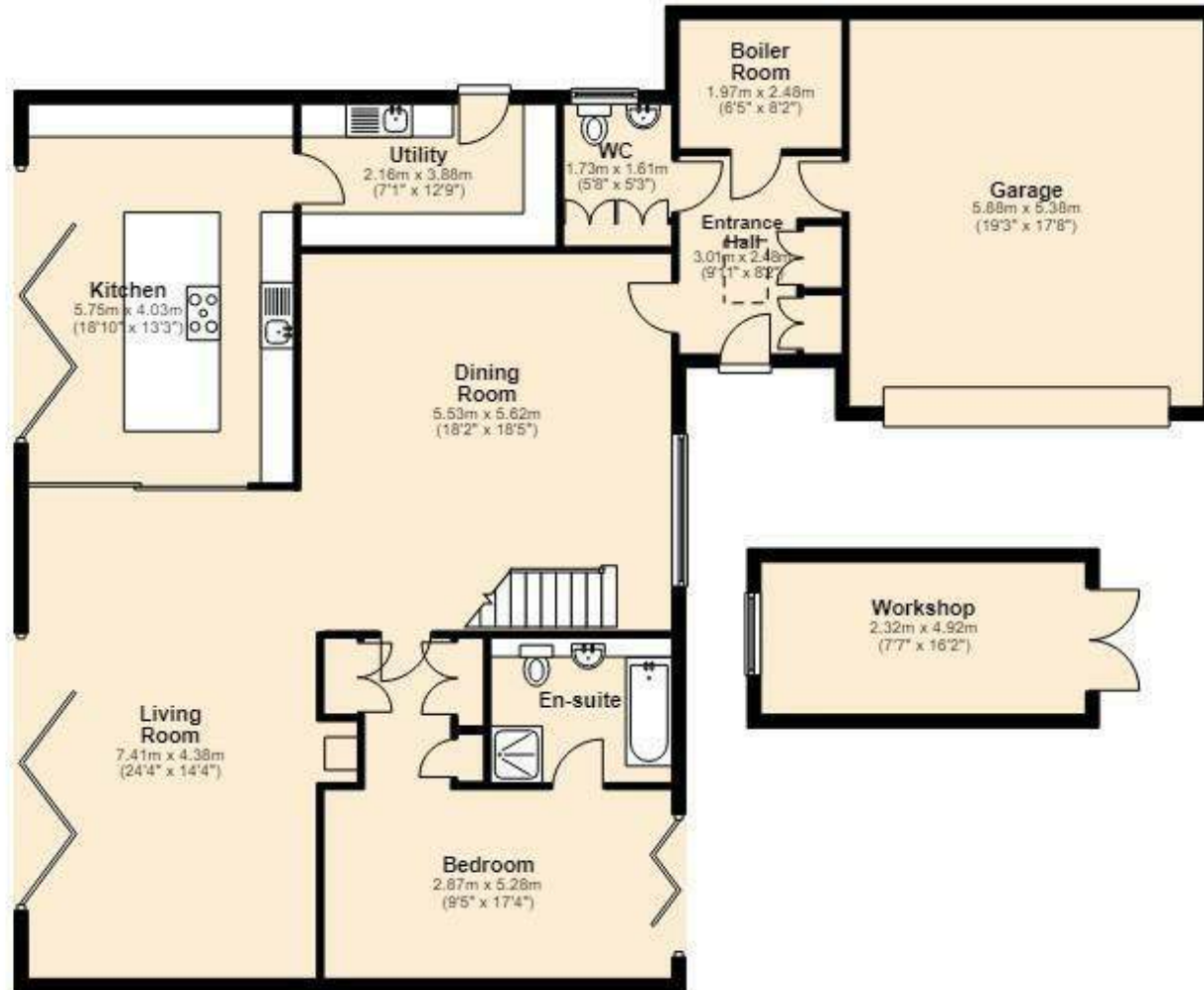
EPC RATING - A - 98 !!





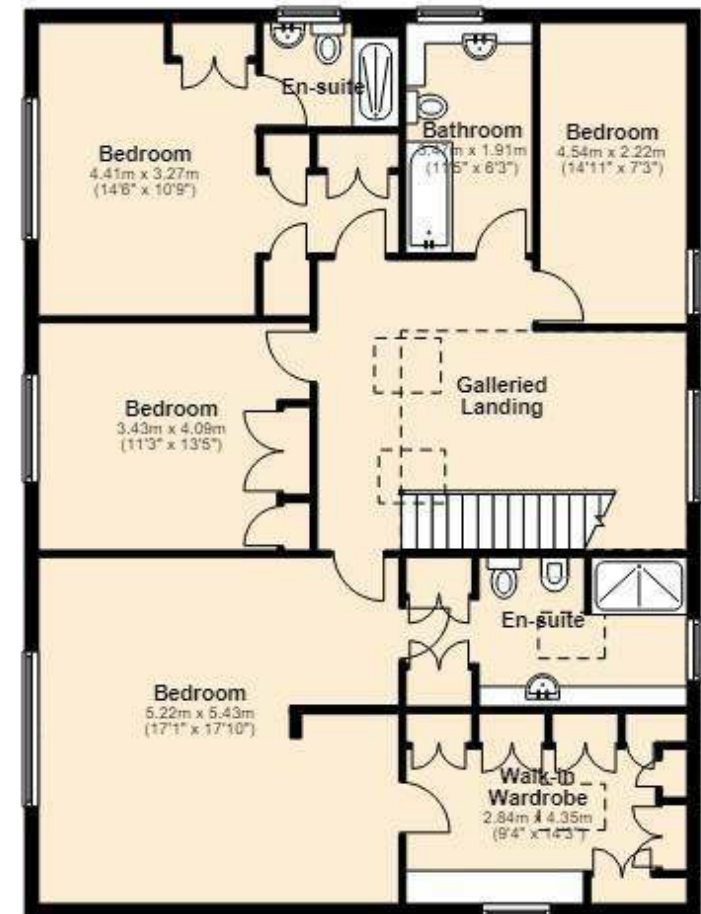
Ground Floor

Approx. 185.8 sq. metres (2000.4 sq. feet)



First Floor

Approx. 128.4 sq. metres (1381.6 sq. feet)



Total area: approx. 314.2 sq. metres (3382.0 sq. feet)

The floorplans provided are for illustrative purposes only.
All dimensions, layouts, and designs are approximate and may vary from the final product.

The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase.

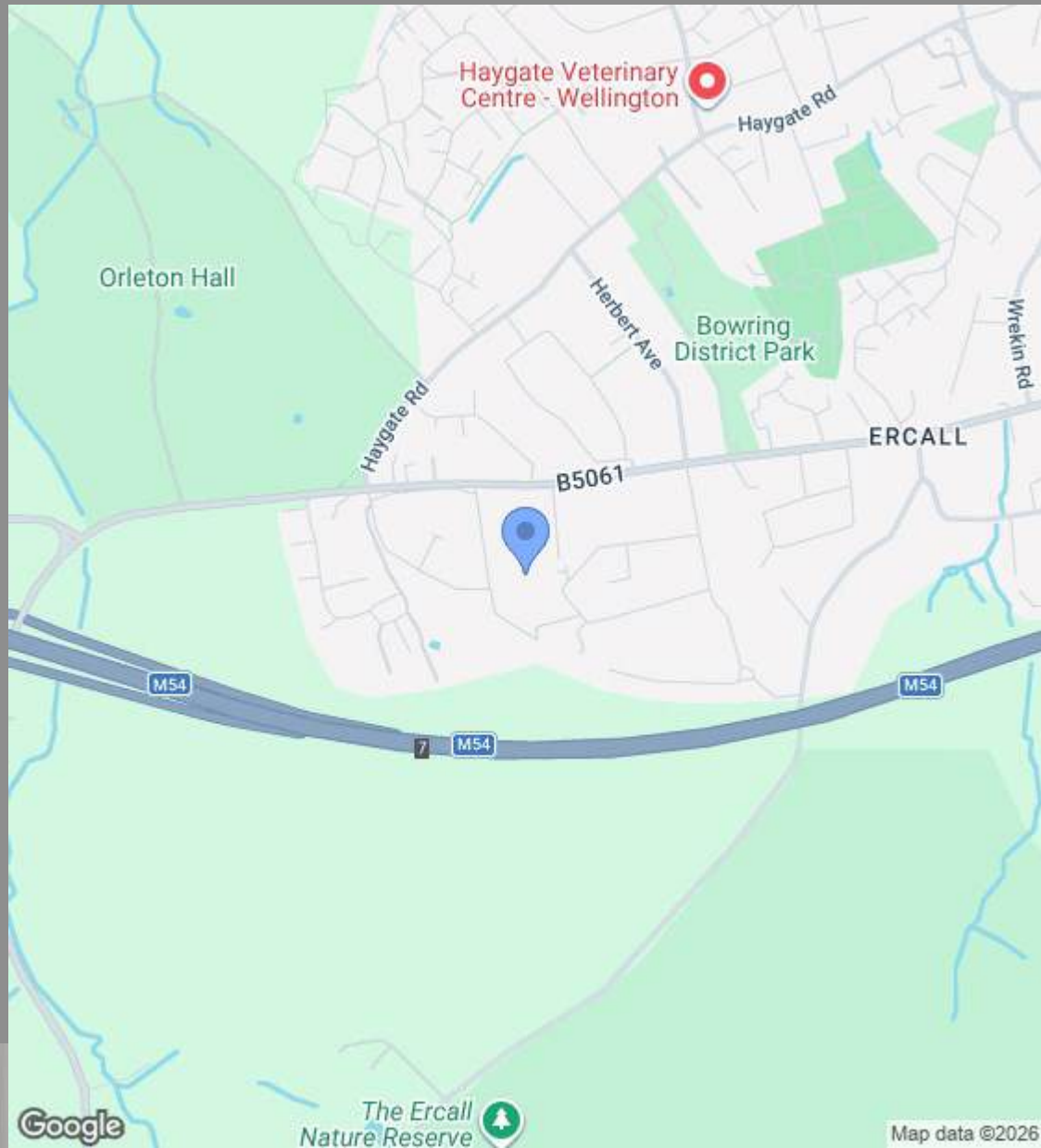
Images are for visualization purposes only and may not reflect the actual finished product or features.
Plan produced using PlanUp.





Directions

What3words: [///spillage.realm.gathering](https://www.what3words.com/#!/spillage.realm.gathering)









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