



Helping *you* move



67 Vesey Court, Wellington

A beautifully presented four bedroomed detached house providing spacious accommodation, ideal for family occupation. Located on the edge of Wellington, at the end of a cul-de-sac, the home is conveniently placed for local amenities and schools as well as access to the M54.

Offers in the Region of

£350,000

67 Vesey Court, Wellington, Telford TF6 5DT

Overview

- Detached House
- Spacious Accommodation
- Lounge with bay window
- Study / 2nd Reception Room
- Attractive Dining Kitchen
- Utility Room, Cloakroom
- Master Bedroom with En-suite
- Three further Bedrooms
- Family Bathroom
- Double Garage, Driveway
- Gardens to front and rear
- Gas CH, uPVC Double Glazing
- EPC B. Council Tax E



Location

Situated on the edge of the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College of Arts and Technology and Wrekin College. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West.

Brief Description

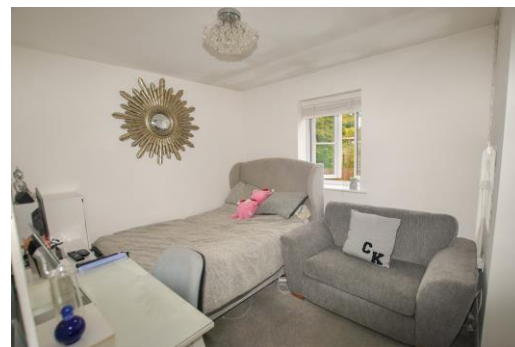
A well presented modern detached family home, located in a lovely position at the end of the cul-de-sac.

The spacious accommodation comprises through hallway finished with high gloss ceramic tiled floor with cloakroom and under stairs storage off, Lounge having walk-in bay to the front aspect, second reception room, currently used as a Study and an extensive Dining Kitchen with an arrangement of white gloss fronted base and wall mounted units having attractive and hard wearing composite work surface over with inset sink. The kitchen includes an integrated low level oven, separate induction hob with extractor hood over and dishwasher. Space for freestanding fridge/freezer. There is a spacious dining area with French doors opening to the garden. The Utility Room has a matching range of units with rolltop work surface and upstand and inset stainless steel sink/drain unit and additional rear access door. Wall mounted gas boiler is tidily concealed in a cupboard.



Stairs rise from the hallway to the first floor galleried landing, off which are the bedrooms and family bathroom. The Master Bedroom benefits from a built-in double wardrobe and en suite shower room. Three further bedrooms have freestanding wardrobes, two of which are also included in the sale (not the wardrobe in bedroom four). The family Bathroom comprises three piece white suite with shower over the bath.

The property occupies a desirable position at the end of the cul-de-sac, having a double width driveway fronting the detached double garage. The rear garden is laid predominantly to lawn with paved patio, decked seating area and raised beds containing fruit trees and established shrubs.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band E (currently £2,292.56 for 2022/2023).

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Bridge Road in Wellington turn into Haygate Road and follow this to the very end and turn right onto Holyhead Road and then left into Vesey Court. Continue along Vesey Court where number 67 can be found on the left hand side, being the penultimate property at the end of the cul-de-sac.

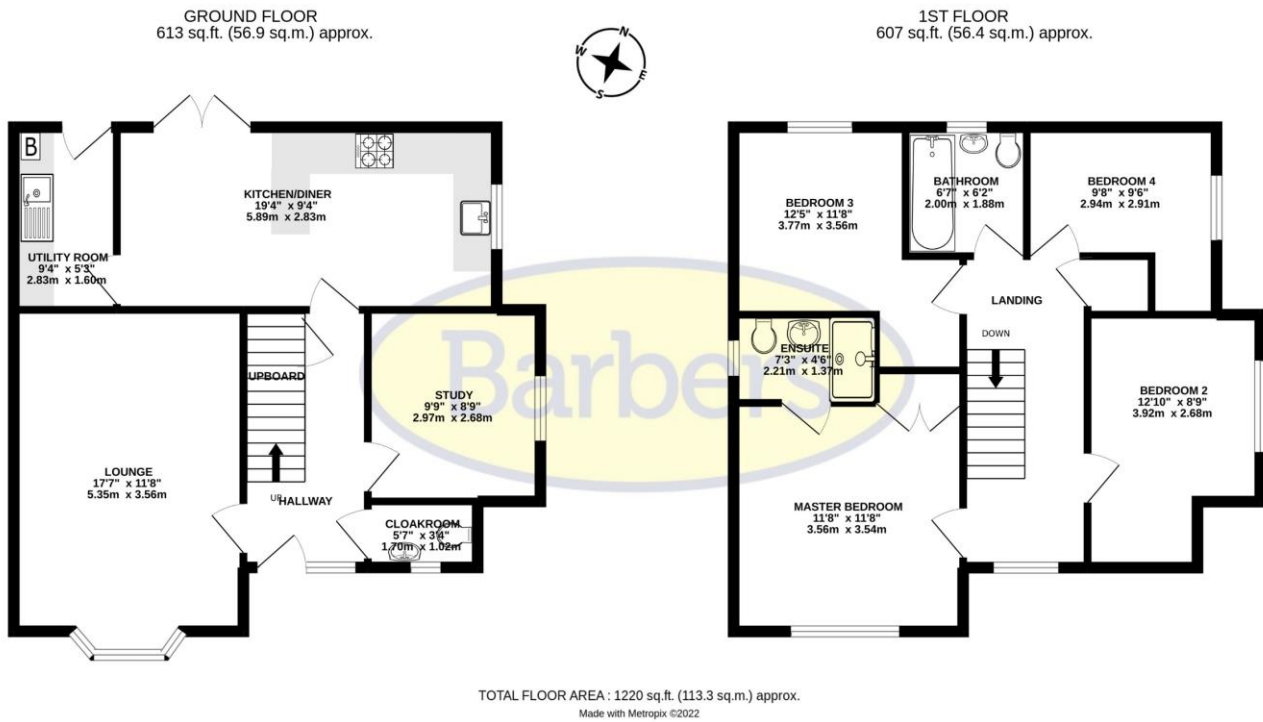
METHOD OF SALE

For Sale by Private Treaty.

WE 32189.191122

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



ALL MEASUREMENTS QUOTED ARE APPROXIMATE

- LOUNGE** 16' 4" (17'7" into bay) x 11' 8" (4.98m (5.36m) x 3.56m)
- STUDY** 9' 9" x 8' 9" (2.97m x 2.67m)
- DINING KITCHEN** 19' 4" x 9' 4" (5.89m x 2.84m)
- UTILITY ROOM** 9' 4" x 5' 3" (2.84m x 1.6m)
- CLOAKROOM / WC** 5' 7" x 3' 4" (1.7m x 1.02m)
- MASTER BEDROOM** 12' 1" x 11' 8" (3.68m x 3.56m)
- MASTER BEDROOM EN-SUITE** 7' 1" x 4' 8" (2.16m x 1.42m)
- BEDROOM TWO** 13' 6" (max) x 8' 9" (max) (4.11m x 2.67m)
- BEDROOM THREE** 9' 6" (12'1" into recess) x 8' 9" (12'1" into recess)
(2.9m (3.68m) x 2.67m (3.68m))
- BEDROOM FOUR** 8' 8" x 6' 7" (9'7" into recess) (2.64m x 2.01m (2.92m))
- FAMILY BATHROOM** 6' 7" x 6' 2" (2.01m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.