



Helping *you* move



75 Haygate Drive, Wellington

Sitting on a fabulous sized corner plot, this imposing Detached Period style House offers spacious Three Bedroom accommodation and is conveniently placed for access to the local Market Town.

Offers in the Region of

£380,000

75 Haygate Drive, Wellington, Telford, TF1 2BZ

Overview

- Period Style Detached House
- Lounge, Dining Room
- Breakfast Kitchen
- Cloakroom
- Three Bedrooms
- Bathroom with four piece suite
- Double Garage and Driveway
- Fabulous sized corner plot
- Gas CH, Majority Double Glazing
- No Upward Chain
- Council Tax E. EPC tbc



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, along with Telford College and Wrekin College. The beautiful countryside walks within the nature reserve of The Ercall and Wrekin are conveniently close. Access to the M54 links the property in the east to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or towards Shrewsbury in the West.

Brief Description

This beautiful, striking Detached House is entered via a covered Entrance Porch, positioned at the corner of the property, with original stained glass door with stained glass window to the side leading into the Entrance Hall with doors off to the ground floor accommodation. The L shaped Lounge overlooks the delightful front gardens from a walk-in bay window, feature fire surround and hearth with an electric fire, window overlooking the side patio area. The Dining Room, situated to the rear, has a walk-in bay to the side and further window on the rear. The Breakfast Kitchen has a range of drawers, base and wall mounted units with complementary working surfaces, shelving, space for cooker and upright fridge/freezer; windows on the side and rear and a door giving access into the rear lobby with doors to the rear and front; door into the Garage and door into the ground floor cloakroom.



Stairs with a turn and beautiful stained glass window, ascend to the first floor Landing with further double glazed window and access to loft space. Bedroom One overlooks the front garden; Bedroom Two has a dual aspect to the side and rear; Bedroom Three overlooks the rear garden - both of the rear facing bedrooms have views over the rooftops over to the Erccall. The Bathroom has a modern white four piece suite including a separate shower cubicle. Internally, the property benefits from gas central heating and majority sealed unit double glazing.

The property has a curb side presence along Haygate Road with a generous lawned garden containing inset shrub islands, bordering Haygate Road with a picket fence. The impressive lawned frontage sweeps around both sides of the House, to the right adjoining a paved patio area at the side and leading to a vegetable patch and greenhouse. The pathway continues around the side of the garage to the rear driveway (accessed off Haygate Drive) which provides parking space and leads into the double Garage. A gate gives access into the very rear lawned garden area, with further patio area, borders and fencing to the boundary of Haygate Drive. A gateway at the side of the plot leads over a pathway to the entrance porch which in turn leads around the front of the house.



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.

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 Junction 7 off the M54 proceed along Holyhead Road towards Wellington, at the traffic lights turn left into Haygate Road and then second right into Haygate Drive where the property will be found immediately on your right hand side.

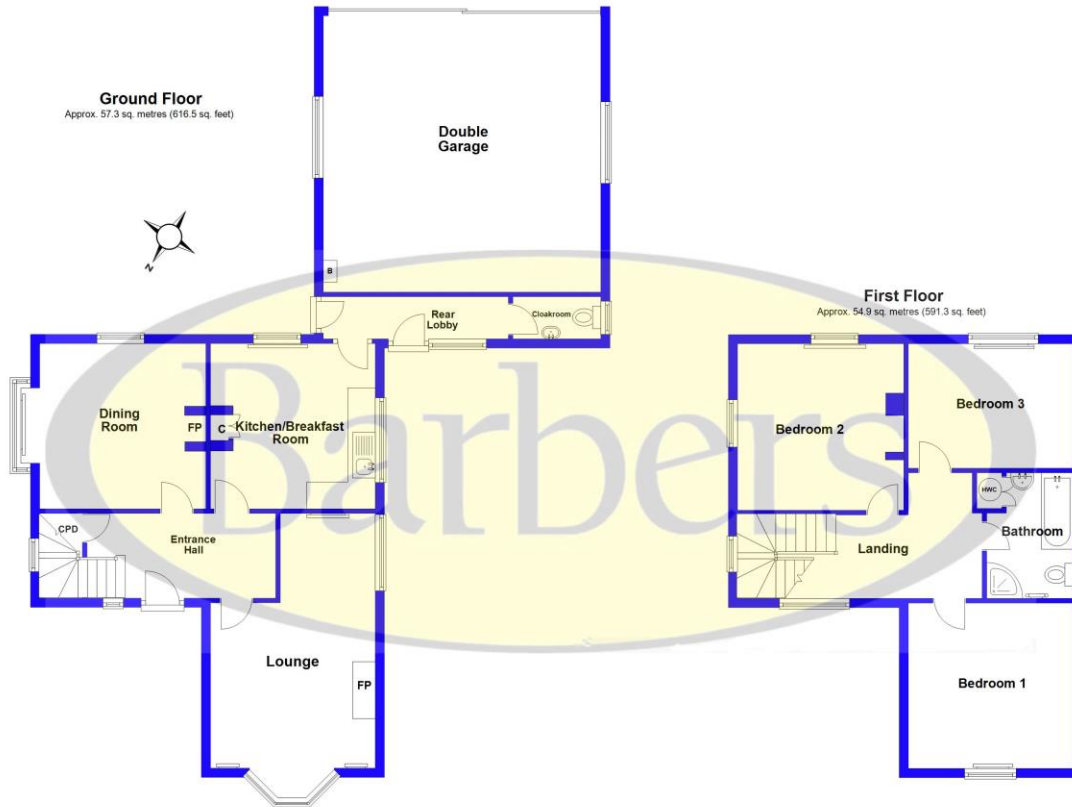
METHOD OF SALE

For Sale by Private Treaty.

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.

WE32690.220223



Total area: approx. 112.2 sq. metres (1207.8 sq. feet)
 This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software.
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75 Haygate Drive, Wellington, Telford

All measurements quoted are approximate:

LOUNGE 11' 9" x 18' 3" (3.58m x 5.56m) max. L shaped room

DINING ROOM 11' 9" x 11' 9" (3.58m x 3.58m)

BREAKFAST KITCHEN 11' 9" x 11' 9" (3.58m x 3.58m)

CLOAKROOM 6' 1" x 2' 9" (1.85m x 0.84m)

BEDROOM ONE 11' 9" x 11' 9" (3.58m x 3.58m)

BEDROOM TWO 12' 0" x 11' 9" (3.66m x 3.58m)

BEDROOM THREE 11' 9" x 9' 0" (3.58m x 2.74m)

BATHROOM 8' 8" x 7' 7" (2.64m x 2.31m)

DOUBLE GARAGE 20' 0" x 19' 7" (6.1m x 5.97m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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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.