



Helping *you* move



362 Holyhead Road, Wellington

Offered for sale with NO UPWARD CHAIN, this is a superb opportunity to purchase an attractive bay fronted period property, set in mature, established gardens, within a sought after and convenient location of Wellington.

Offers in the Region of

£355,000

362 Holyhead Road, Wellington, Telford, TF1 2HA.

Overview

- Detached Period House
- Lounge and separate Dining Room
- Breakfast Room and Fitted Kitchen
- Laundry and Ground Floor WC
- Two Large Double Bedrooms
- One Good Sized Single Bedroom
- Bathroom with Bath and Shower
- Garage and Off Road Parking
- Gardens to Front and Rear
- Gas Central Heating
- Freehold
- EPC: E. Council Tax: C



Location

Situated on the edge of the Historic Market Town of Wellington, the property is just a short walk away from the nearby Bowring Park and the Wellington Town Centre with its traditional weekly Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities is less than half a mile away, with the M54 also providing access to the wider West Midlands Conurbation to the East and Shrewsbury to the West

Brief Description

This deceptively spacious, detached property retains plenty of period features and would make a perfect family home. The home is set back from the roadside behind a mature established fore-garden with parking for several vehicles, leading to the attached timber garage. The internal accommodation comprises a glazed porch opening into a large reception hall, with turned stairs rising to the first floor landing and useful storage cupboard. The dual aspect bay fronted lounge features an open fireplace, with the dual aspect dining room having patio doors to the garden and a similar open fireplace. The property has been extended at some point in the past, with the original kitchen now being utilised as a breakfast room. The extension provides a good sized fitted kitchen, attached utility room (with access to the rear garden) and WC.



The first floor has two large dual aspect double bedrooms (one with a bay window) and a good sized front aspect single bedroom. The family bathroom has a modern white suite comprising shower cubicle, bath and wash basin / WC set into a sleek vanity unit.

The partially boarded loft space has an access hatch with integral ladder.

To the rear of the property is an established mature private garden accessed by steps down from the paved patio area. The garden itself comprises a shaped lawn surrounded by deep borders containing an abundance of mature trees, shrubs and perennials. The garden also has a greenhouse and useful block built coal and wood store.

An internal viewing is highly advisable.



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 £2351.79 for 2023/2024).

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 turn right onto Holyhead Road. After approximately 0.25 miles, pass Haygate Road and The Old Orleton on your left hand side, and the property will be found after a short distance, on the left hand side, marked by our for sale board.

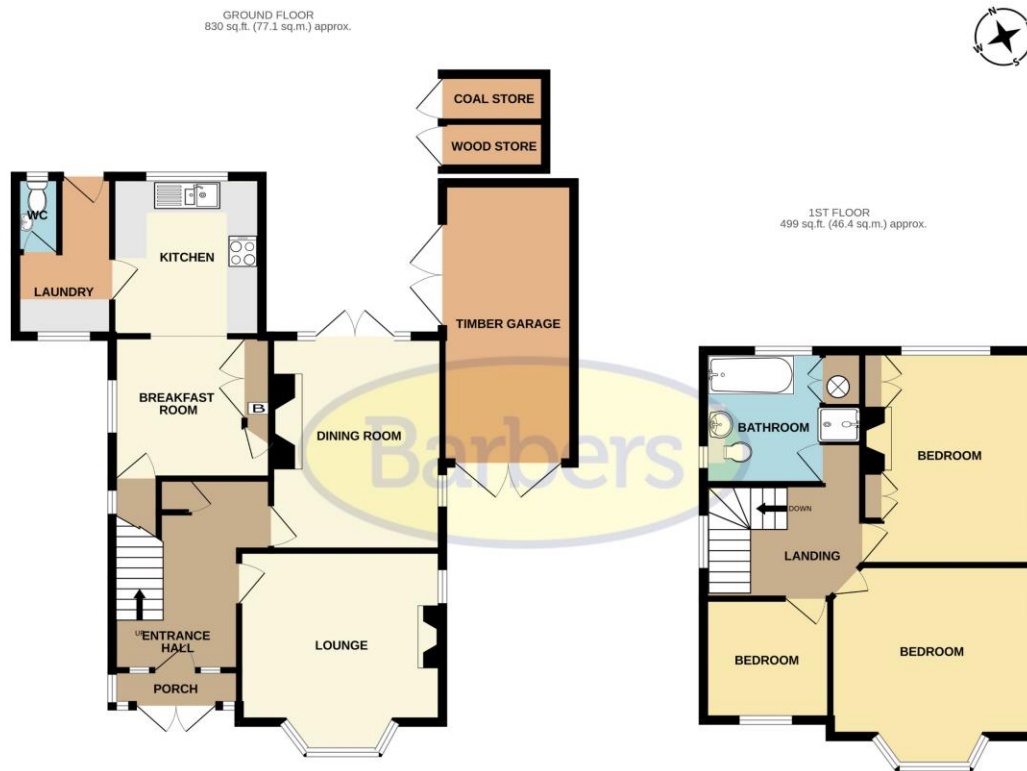
METHOD OF SALE

For Sale by Private Treaty.

E33125.150623

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.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.
Made with Metropex ©2023

All measurements quoted are approximate:

LOUNGE: 12' 9" (11'9" min) x 10' 9" (12'8" into bay) (3.89m x 3.28m)

DINING ROOM: 13' 6" x 10' 9" (9'3" min) (4.11m x 3.28m)

BREAKFAST ROOM: 10' 0" x 8' 11" (3.05m x 2.72m)

KITCHEN: 10' 0" x 9' 3" (3.05m x 2.82m)

L-SHAPED LAUNDRY: 10' 0" max x 6' 1" max (3.05m x 1.85m)

WC: 4' 9" x 2' 9" (1.45m x 0.84m)

FRONT DOUBLE BEDROOM: 12' 9" (11'8" min) x 10' 9" (13'0" into bay) (3.89m x 3.28m)

REAR DOUBLE BEDROOM: 13' 7" x 10' 9" (9'6" min) (4.14m x 3.28m)

FRONT ASPECT SINGLE BEDROOM: 7' 9" x 7' 9" (2.36m x 2.36m)

BATHROOM: 9' 9" (7'6" min) x 8' 5" (5'6" min) (2.97m x 2.57m)

TIMBER GARAGE: 17' 9" x 8' 5" (5.41m x 2.57m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



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.