



Helping *you* move



## 10 Haygate Drive, Wellington

This well maintained Three Bedroom Detached Period Property has extended and improved accommodation. Conveniently located for the local Market Town of Wellington.

Offers in the Region of

**£375,000**

# 10 Haygate Drive, Wellington, Telford, TF1 2BY.

## Overview

- Detached Period Property
- Lounge, Dining Room
- Fitted Breakfast Kitchen
- Conservatory, Shower Room
- Three Bedrooms
- Bathroom with Four piece suite
- Garage and Driveway Parking
- Established Rear Garden
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC tbc Council Tax E



## Location

Situated close to 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 and Wrekin College. Access to the M54 via junction 7 offers access towards Shrewsbury in the West and Telford and the West Midlands Conurbation in the East.

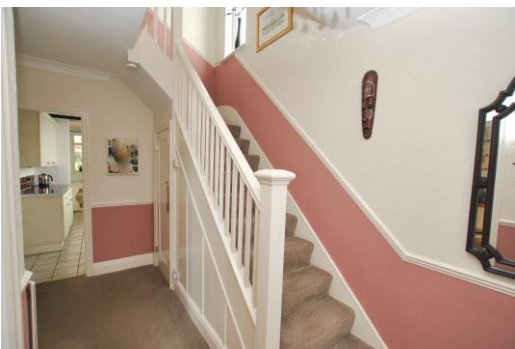
## Brief Description

This much loved, Detached Period style Property is entered through an open Recessed Porch into the spacious Entrance Hall with under stairs storage cupboard, stairs to the first floor and doors off to the ground floor accommodation. The Dining Room with a lovely walk-in bay window overlooking the front, attractive fire surround with inset electric fire. The Lounge is of a generous size having been extended and has a feature fireplace with electric fire, sliding patio doors opening into the Conservatory which provides delightful views over the rear garden, doors to the Kitchen and side access; door into the Shower Room with three piece suite. The generous sized Breakfast Kitchen has an excellent range of drawers, base and wall mounted units with complementary working surfaces having an inset 1.5 sink unit, window to side, built-in double Rangemaster with hood over, dishwasher, washing machine and space for upright fridge / freezer.



Stairs, with a turn, ascend to the first floor Landing with window and access to loft space. Bedroom One is on the rear and benefits from a range of built-in wardrobes, drawer and top boxes. Bedrooms Two and Three overlook the front. The Bathroom has a white four piece suite including a separate shower cubicle. The accommodation benefits from gas central heating and upvc double glazing.

Externally, the property is approached over a generous tarmac driveway which provides parking space and leads to the Detached Garage. There is an established shrub border to the front garden. The attractive rear garden has steps from the Conservatory to the patio area with pathway weaving through the lawned garden; neatly maintained established borders, specimen trees and garden shed.



#### 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](mailto: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 - at the junction turn left and no. 10 will be found around the corner on the right hand side.

#### METHOD OF SALE

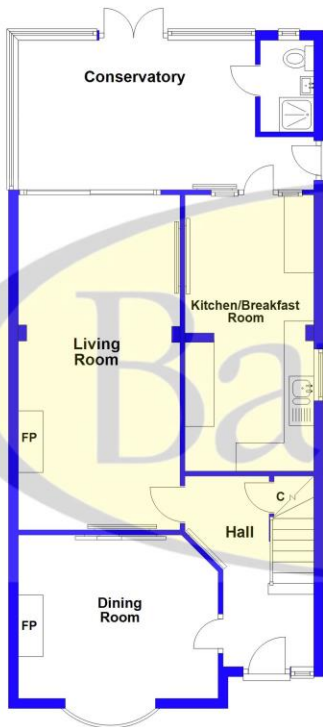
For Sale by Private Treaty.

WE33788.170723

#### 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.

**Ground Floor**  
Approx. 79.2 sq. metres (852.6 sq. feet)



**First Floor**  
Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 122.7 sq. metres (1320.8 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.

10 Haygate Drive, Wellington, Telford

**All measurements quoted are approximate:**

EPC Graph Here

**DINING ROOM** 13' 2" x 10' 9" (4.01m x 3.28m) plus bay in addition

**LOUNGE** 22' 8" x 10' 9" (6.91m x 3.28m)

**CONSERVATORY** 15' 2" x 9' 5" (4.62m x 2.87m)

**SHOWER ROOM** 6' 1" x 3' 6" (1.85m x 1.07m)

**KITCHEN** 18' 5" x 8' 4" (5.61m x 2.54m)

**BEDROOM ONE** 12' 4" x 9' 8" (3.76m x 2.95m) excluding wardrobes

**BEDROOM TWO** 10' 9" x 10' 8" (3.28m x 3.25m) plus bay in addition

**BEDROOM THREE** 8' 4" x 7' 5" (2.54m x 2.26m)

**BATHROOM** 8' 7" x 8' 4" (2.62m x 2.54m)

## 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](mailto:wellington@barbers-online.co.uk)

**Barbers**

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.