



Helping *you* move



56 Wrekin Road, Wellington

This well maintained Two Bedroom Semi-Detached house has a longer than average garden and is conveniently located for the local Market Town of Wellington.

Offers in the Region of

£147,500

56 Wrekin Road, Wellington, Telford, TF1 1RH.

Overview

- Available with NO UPWARD CHAIN
- Semi-Detached House
- Convenient Location
- Full Width Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Two Generous Bedrooms
- Established, Long Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Freehold, EPC C, Council Tax A



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 well maintained two bedroomed semi-detached house has spacious living accommodation, and is ideally located on the edge of the town centre. Entered from the front, the property has a through hall with front aspect kitchen off to the left and full width lounge/diner to the rear. The kitchen is fitted with a range of ash effect units of base and wall mounted cupboards and drawers with contrasting work surfaces over and complementary tiling. Space for free standing fridge freezer, freestanding cooker and space and plumbing provision for washing machine. Wall mounted gas boiler. The lounge diner is a bright room with sliding patio doors giving access to the rear garden.

Stairs from the hallway rise to the first floor landing with a full width rear bedroom and front aspect bedroom having over-stairs wardrobe/store. The bathroom, is fitted with a modern white three piece suite with shower over the bath.



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01952 221 200



The accommodation benefits from gas central heating and uPVC double glazing.

Externally, the property is approached from the front through a gap in the walled perimeter which opens into a flagged courtyard, with path extending along the side of the property, providing access to the rear garden.

The attractive rear garden is longer than average with full width shaped patio to the front, having steps up to the majority lawned garden. A pathway extends along the edge of the grass to approximately half way up the garden. There are a variety of neatly maintained established borders, specimen trees and a useful, timber garden shed, beyond which is the shaded 'nature garden', below the trees.



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 A (currently £1,282.50 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 our office in Church Street, proceed through Market Street and at the traffic lights, turn left. At the roundabout, take the second turn into Wrekin Road, where the property will be found, after a short distance, on the right hand side.

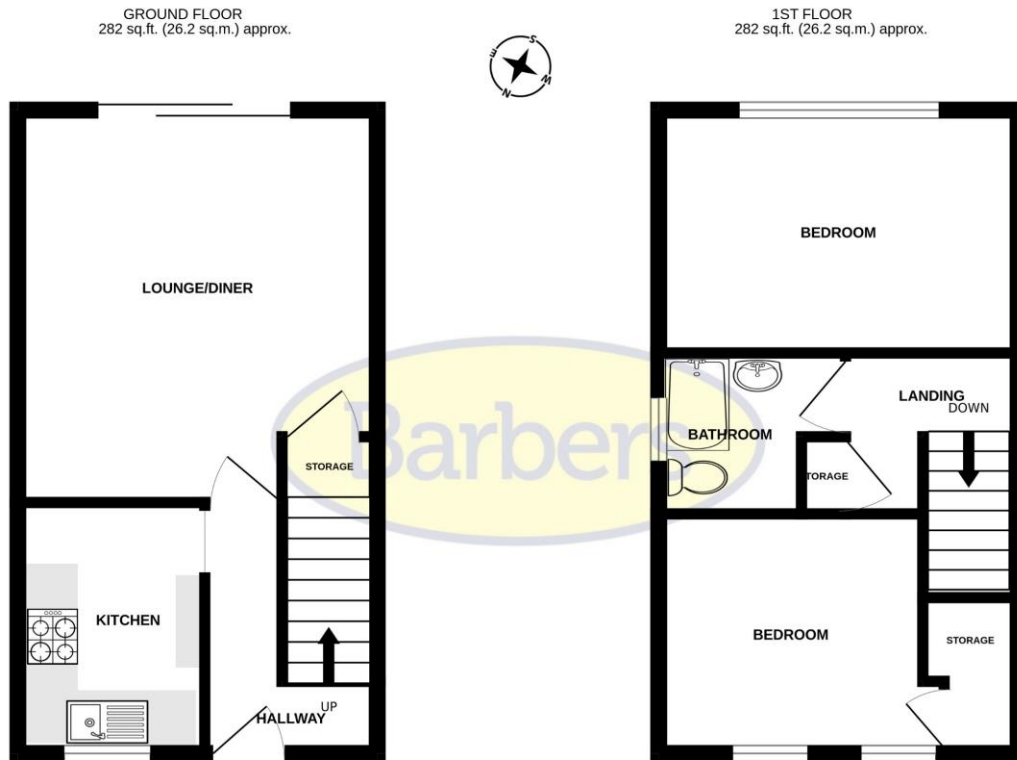
METHOD OF SALE

For Sale by Private Treaty.

WE33565.070823

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
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.

TOTAL FLOOR AREA : 565 sq.ft. (52.4 sq.m.) approx.
Made with Metropix ©2023

All measurements quoted are approximate:

LOUNGE/DINER 13' 9" max (11'5" min) x 12' 9" (4.19m x 3.89m)

KITCHEN 8' 8" x 6' 6" (2.64m x 1.98m)

BEDROOM ONE 12' 9" x 8' 6" (3.89m x 2.59m)

BEDROOM TWO 10' 3" max (9'8" min) x 7' 9" (3.12m x 2.36m)

BATHROOM 6' 9" max x 5' 7" max (2.06m x 1.7m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	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

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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.