



Helping *you* move



142 High Street, Wellington

Standing in an elevated position, this spacious, individually designed Four Bedroom Detached House with Double Garage is conveniently located for the local Town of Wellington.

Offers in the Region of

£445,000

142 High Street, Wellington, Telford, TF1 1JU.

Overview

- Individual Detached House
- Lounge, Sitting Room
- Breakfast Kitchen
- Conservatory
- Utility Room, Cloakroom
- Master Bedroom with En-suite
- Three further double Bedrooms
- Bathroom with five piece suite
- Double Garage, Driveway
- Elevated Gardens
- EPC D, 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, New College and Wrekin College. Access to the M54 via junction 6 is approx. 1 mile distant and opens the property up to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation.

Brief Description

This individually designed Detached House sits in a slightly elevated position with a generous sweeping tarmac driveway providing parking and leading to the Double Garage. Steps from the driveway ascend to the Covered Porch with entrance door opening into the through Hallway with generous cupboard and an L shaped cloakroom with modern white suite. The Sitting Room is off to the right with a window overlooking the garden. The Lounge is to the rear of the property and has sliding patio doors and a feature Inglenook fireplace. A good sized Breakfast Kitchen overlooks the rear garden and enjoys a range of base and wall mounted units with complementary working surfaces, provision and space for a double sized range cooker, 1.5 bowl sink unit and from the Breakfast area an arch leads through to the Conservatory with views over the rear garden.



From the Breakfast area a door provides access into the Utility Room which again offers a good range of base and wall mounted units, provision for appliances, doors to outside and into the double Garage with two up-and-over doors to the front driveway area. Stairs ascend to the spacious first floor Landing with window to the side and useful double sized storage cupboard. The Master Bedroom suite overlooks the front through two dormer style windows and a door provides access into the En-suite Bathroom with coloured three piece suite. There are three further double Bedrooms and a spacious Bathroom with corner bath, corner shower, bidet, toilet and wash basin.

Externally, the property has a raised lawned garden to the front, hedging to the boundaries and the rear garden has a paved patio area, steps up to a lawned area with brick retained elevated borders.



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

Following Bridge Road / Ring Road around Wellington, proceed into Glebe Street and bear right into High Street at the mini roundabout - no.142 High Street will be found on the right hand side in a slightly elevated position.

METHOD OF SALE

For Sale by Private Treaty.

WE34104.140923

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Made with Metropix ©2023

All measurements quoted are approximate:

- CLOAKROOM** 6' 3" x 7' 1" (1.91m x 2.16m) max. L shaped room
- SITTING ROOM** 11' 6" x 10' 9" (3.51m x 3.28m)
- LOUNGE** 19' 5" x 11' 7" (5.92m x 3.53m)
- BREAKFAST KITCHEN** 21' 2" x 8' 3" (6.45m x 2.51m)
- CONSERVATORY** 8' 9" x 8' 4" (2.67m x 2.54m)
- UTILITY ROOM** 9' 3" x 6' 6" (2.82m x 1.98m)
- BEDROOM ONE** 21' 1" x 14' 8" (6.43m x 4.47m) max. measurements, restricted eaves headroom
- EN-SUITE** 6' 6" x 5' 7" (1.98m x 1.7m)
- BEDROOM TWO** 11' 9" x 11' 9" (3.58m x 3.58m)
- BEDROOM THREE** 12' 4" x 9' 9" (3.76m x 2.97m)
- BEDROOM FOUR** 10' 3" x 8' 7" (3.12m x 2.62m)
- BATHROOM** 10' 6" x 8' 7" (3.2m x 2.62m)
- DOUBLE GARAGE** 16' 6" x 14' 5" (5.03m x 4.39m)

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

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.