



Grange Bungalow, 21 Meeson

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Located in the idyllic Hamlet of Meeson, this spacious Detached Bungalow offers a generous amount of living space along with two Bedrooms, a Double Garage and attractive well maintained gardens.

- Well presented and maintained Detached Bungalow
- Lounge, Dining Room, Conservatory
- Breakfast Kitchen, Utility, Cloakroom, Hall / Study
- Two Bedrooms, Bathroom
- Double Garage, Workshop
- Attractive Gardens, Generous Driveway
- Oil Central Heating, Double Glazing
- Viewing strongly recommended



Brief Description

Grange Bungalow is approached over a generous block paved driveway and sweeps around in front of the Garaging area. Entering through a stable door into the fitted Breakfast Kitchen which offers a range of drawers, base and wall mounted units, complementary working surfaces with 1.5 stainless steel sink unit, integral dishwasher, space for an upright fridge and space for a double sized Range style cooker. Off to the right, through a stable door, is the spacious Dining Room with window on the side and French doors and side windows leading into the Conservatory which offers delightful views over the rear garden. From the Dining Room a further door leads into the Utility Room with a range of units and provision for two appliances and then into the Cloakroom with two piece suite. A door from the Utility opens into the Hobby Room/Workshop, with French doors and window overlooking the front, an excellent sized space that could easily be converted to provide further living accommodation (subject to regulations if necessary).





From the Kitchen, an open doorway leads into the Lounge with a delightful Inglenook fireplace with wood burner, French doors and side windows offer a generous amount of natural light and look out to the rear garden; a door leads into the inner Hall / Study Room with window to the rear, useful storage cupboard, boiler cupboard and door into the Bathroom, which has a modern three piece white suite. The main Bedroom has a fabulous range of built-in wardrobes and drawers, windows to the front and side. Bedroom Two overlooks the rear garden. Internally, the property benefits from double glazing and oil fired central heating.

Externally, the property enjoys rural views over neighbouring farmland within the hamlet; the main rear garden is predominantly laid to lawn with established ground level and brick retained raised borders containing a variety of shrubs and plants, a wide patio area lies immediately to the rear of the Bungalow with steps up to a further side lawned area that has a small orchard with gravel pathways off meandering through a vegetable garden laid out in troughs. Gross internal floor area approx. 1173 sqft.



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LOCATION

Situated in the desirable hamlet of Meeson, close to the Village facilities in Waters Upton (approx. 1.5 miles) and Crudginton (approx. 2.5 miles) - together they offer a local primary school, Village Shops and Church. Being equidistant to Wellington and Newport (approx. 8 miles) the property is well served by a range of local shops, education facilities - Harper Adams University 4.5 miles. Motorway links and a Railway Station can be found in the traditional market Town of Wellington.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Heating is by way of an oil fired system. Drainage is into a septic tank in the neighbouring property. There are Ethernet points in various rooms within the Bungalow. 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.

DIRECTIONS

From Wellington proceed along the A442 towards Crudginton. Proceed through the Village and after a short distance you will enter Waters Upton - turn right after the Post Office and continue along this road for approx. 1.5 miles; as you approach a bridge on the left take the right hand road and follow this along to the grassy triangle - keep on the right hand side and after a short distance the bungalow will be found on your left hand side just before AFM Tractors.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band D.

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

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.

WE34103.270923

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

BREAKFAST KITCHEN 15' 9" x 9' 6" (4.8m x 2.9m)

LOUNGE 15' 9" x 11' 4" (4.8m x 3.45m)

DINING ROOM 12' 8" x 9' 0" (3.86m x 2.74m)

CONSERVATORY 12' 6" x 12' 6" (3.81m x 3.81m)

UTILITY ROOM 9' 4" x 5' 0" (2.84m x 1.52m)

CLOAKROOM 5' 0" x 3' 9" (1.52m x 1.14m)

HOBBY ROOM/WORKSHOP 14' 3" x 12' 0" (4.34m x 3.66m)

INNER HALL / STUDY AREA 13' 7" x 6' 2" (4.14m x 1.88m)

BEDROOM ONE 17' 6" x 10' 4" (5.33m x 3.15m)

BEDROOM TWO 11' 10" x 10' 5" (3.61m x 3.18m)

BATHROOM 6' 1" x 5' 11" (1.85m x 1.8m)

GARAGE 24' 4" x 19' 0" (7.42m x 5.79m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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 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.



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