



Helping *you* move



Eversleigh, 75 Mill Bank, Wellington

This historic double fronted property sits in the corner of a larger than average plot, which extends to just over quarter of an acre. With plenty of retained original period features, this substantial family home offers flexible living accommodation over two floors, with good sized cellar and workshops.

Offers in the region of

£400,000

Eversleigh, 75 Mill Bank, Wellington, Telford, TF1 1SD.

Overview

- NO UPWARD CHAIN
- Spacious Detached House
- Four Reception Rooms
- Kitchen and Breakfast Room
- Utility Room, Cloakroom
- Four Double Bedrooms
- Large Family Bathroom
- Separate Shower and Additional WC
- Driveway Parking for Several Cars
- Large Garden
- Workshops
- EPC E, 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 close by, including Telford College, New College and Wrekin College. Access to the M54 via junction 6 is approx. 1 mile distant providing easy commuter access to the West Midlands Conurbation. Telford Town Centre with its excellent range of shops and leisure facilities is just 3 miles distant.

Brief Description

This attractive, double fronted, early Victorian property is thought to date from around 1840 and provides spacious living accommodation arranged over two floors with additional cellar storage space below. Set back from the road behind a hedge, the property enjoys large gardens to the rear, with the plot extending to approximately 0.26 acres.

The front door, with stained glass panel, opens to a 28' long through hallway, finished with a superb tessellated tiled floor and wood panelling to the lower part of the walls. To the left is the main lounge, with bay window and open fireplace. Archways to either side of the chimney breast give access to the dining room behind, another sizeable room with side aspect bay window and additional rear aspect window looking into the enclosed courtyard.

To the other side of the hallway are the sitting room, with 1950's style tiled open fireplace, front aspect bay window and glazed patio doors opening to the side of the house.



Also off to the left is the dual aspect morning room, with brick fireplace surround having attractive built in cupboards/drawers to either side. To the rear of the property, a breakfast room provides space for day to day family meals, having cloaks/WC off and access to both the courtyard and the rear garden. Off this is the modern, farmhouse style kitchen, which features cream units with wooden work surfaces and which, in turn, opens to a utility room. Upstairs, off the full depth landing, are four double bedrooms with an inner landing leading behind bedroom four to the WC, shower room and separate family bathroom. Externally, the property has driveway parking for several vehicles, set behind tall wooden gates. The fully enclosed rear garden retains a very private aspect, being mainly laid to lawn with patio seating areas and planted areas of mature shrubs/trees. There is an attached brick workshop and additional, spacious timber shed/workshop.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendor's 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 £2,351.79 for the year 2023/24)

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 the Ketley Brook roundabout, take the exit along Bennetts Bank towards Wellington. At the junction with the Cock Inn opposite and The Swan Hotel on your right, take the right hand turn into Mill Bank, where the property can be found after a very short distance, on the right hand side.

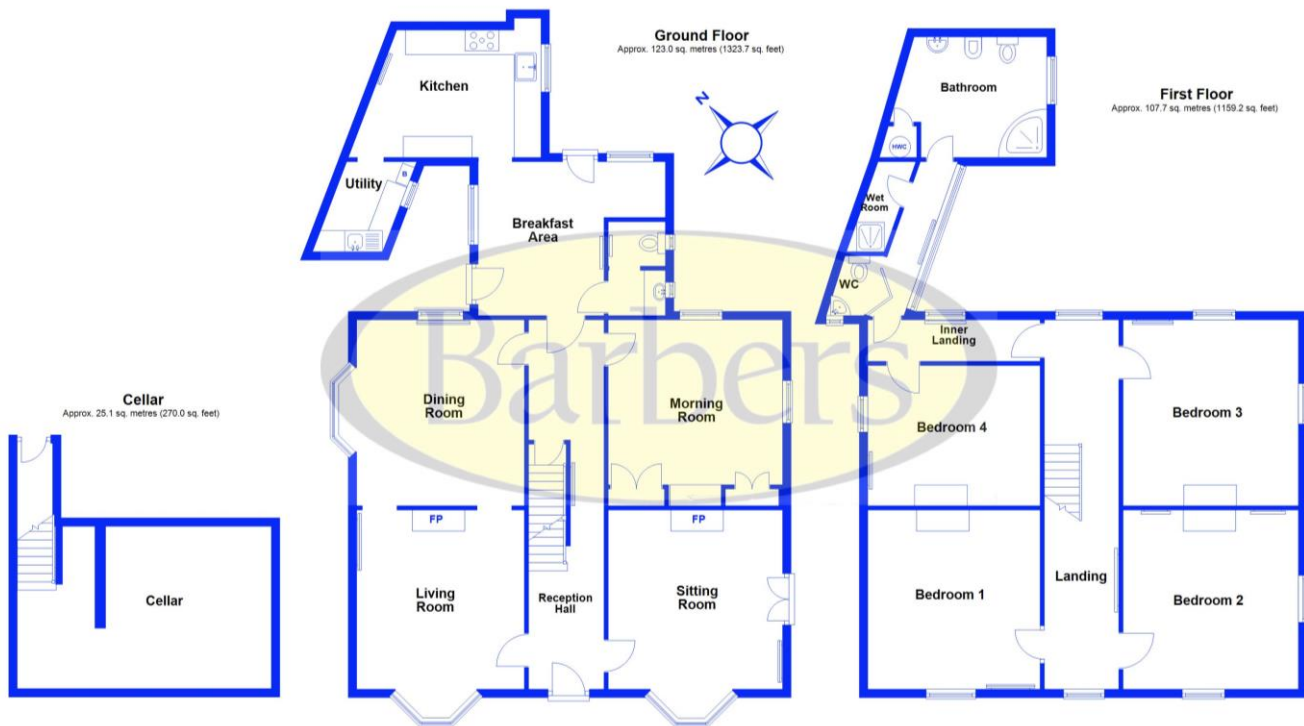
METHOD OF SALE

For Sale by Private Treaty.

WE34192.120124

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.



Total area: approx. 255.7 sq. metres (2752.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanIt.

All measurements quoted are approximate:

- LOUNGE** 13' 1" x 12' 8" min (14'10" into bay) (3.99m x 3.86m)
- SITTING ROOM** 13' 5" x 12' 3" min (14'6" into bay) (4.09m x 3.73m)
- DINING ROOM** 13' 2" x 12' 7" min (4.01m x 3.84m)
- STUDY / RECEPTION ROOM** 13' 5" x 12' 3" min (4.09m x 3.73m)
- L-SHAPED BREAKFAST ROOM** 12' 8" max (8'0" min) x 11' 6" max (3.86m x 3.51m)
- CLOAKS/WC** 7' 4" x 4' 5" (2.24m x 1.35m)
- KITCHEN** 13' 8" max (10'2" min) x 10' 9" max (9'9" min) (4.17m x 3.28m)
- UTILITY ROOM** 7' 1" x 6' 5" (2.16m x 1.96m)
- BEDROOM ONE** 14' 0" max) x 13' 0" (4.27m x 3.96m)
- BEDROOM TWO** 13' 9" (max) x 13' 6" (4.19m x 4.11m)
- BEDROOM THREE** 14' 0" max x 13' 5" (4.27m x 4.09m)
- BEDROOM FOUR** 13' 1" x 10' 5" max (3.99m x 3.18m)
- WC** 3' 8" x 3' 4" (1.12m x 1.02m)
- WET ROOM** 6' 9" x 3' 2" (2.06m x 0.97m)
- BATHROOM** 10' 6" min x 9' 5" (3.2m x 2.87m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 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

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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.