



Helping *you* move



## 2 Langthorpe Gardens, Wellington

This extremely well presented Three Bedroom Detached House is conveniently placed for the schools, shopping and leisure facilities within the Historic Market Town of Wellington.

Offers in the Region of

**£315,000**

# 2 Langthorpe Gardens, Wellington, Telford, TF1 2GN.

## Overview

- Detached House
- Corner plot position
- Breakfast Kitchen
- Lounge
- Three Bedrooms
- En-Suite Shower Room
- Bathroom, Cloakroom
- Gas CH, Double Glazing
- Under floor heating to GF
- Engineered oak flooring to GF
- Driveway Parking, Gardens
- EPC B, Council Tax D



## Location

The property is convenient for the beautiful walks in The Ercall and The Wrekin and just a very short walk away from Bowring Park, the local Shop and Petrol Station. Approximately half a mile from Wellington Town Centre with its traditional Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junction 7 to Telford Town Centre with its excellent range of shops and leisure facilities is less than half a mile away, with the M54 also providing access to the wider West Midlands Conurbation to the East and Shrewsbury to the West.

## Brief Description

This beautifully presented Detached House enjoys a corner plot position edging Holyhead Road. The light and airy accommodation, decorated in modern colours throughout, has a canopy porch with entrance door opening into the through Entrance Hall with stairs to the first floor, useful cupboard and Cloakroom with two piece suite. Off to the right is the attractive Breakfast Kitchen which provides a range of drawers, base and wall mounted units with complementary quartz worktops with upstands and inset 1.5 bowl sink unit, integrated dishwasher, washer / dryer, fridge / freezer, oven, hob and extractor over; windows to the front and side. The light and spacious Lounge is to the rear with a walk-in bay window on the side and French doors with side windows giving access to the patio.



Stairs ascend to the first floor Landing with access to loft space and boiler cupboard. Bedroom One has windows to the rear and side with views to the Wrekin, door into the En-suite Shower Room with modern three piece suite including a rainfall shower and Bluetooth enabled LED mirror. Bedroom Two has a window to the front and side, again with views to the Wrekin. The third Bedroom overlooks the rear. The Bathroom has a modern three piece white suite with shower over the bath, LED mirror with shaver point. Internally the property benefits from double glazing, gas central heating with underfloor heating to the ground floor.

Externally, the property is approached over a tarmac driveway at the side providing parking space. The front and side garden is laid to lawn with gravelled borders, edged with wrought iron fencing; a gate from the driveway provides access into the L shaped rear garden with lawned area, paved patio 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 D

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. There is an Estate Service Charge payable to Langthorpe Management Company Ltd, currently £100 per annum. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### 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 turn right onto Holyhead Road. Langthorpe Gardens will be found approximately 1 mile along the road on the left, just past the turning for Herbert Avenue and convenient for the Garage / local shop opposite. The property is on the right hand corner fronting Holyhead Road.

#### METHOD OF SALE

For Sale by Private Treaty.

WE34716.080224

#### 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.



Made with Metropix ©2024

All measurements quoted are approximate:

**CLOAKROOM** 6' 1" x 3' 4" (1.85m x 1.02m)

**BREAKFAST KITCHEN** 17' 2" x 9' 8" (5.23m x 2.95m)

**LOUNGE** 20' 5" x 13' 5" (6.22m x 4.09m)

**BEDROOM ONE** 13' 9" x 10' 4" (4.19m x 3.15m)

**BEDROOM TWO** 13' 0" x 10' 4" (3.96m x 3.15m)

**BEDROOM THREE** 10' 4" x 6' 9" (3.15m x 2.06m)

**BATHROOM** 6' 9" x 6' 1" (2.06m x 1.85m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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](mailto: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.