



Helping *you* move



69 Pooler Close, Wellington

Available with No Upward Chain, this well maintained two bedroom end of terrace house features neatly presented accommodation throughout, benefitting from an allocated parking space and fully enclosed garden. Situated in a desirable locality, conveniently close to the Traditional Market Town of Wellington.

Offers in the Region of

£190,000

69 Pooler Close, Wellington, Telford, TF1 2HP.

Overview

- Available with No Upward Chain
- Lounge / Diner
- Fitted Kitchen
- Spacious Conservatory
- Ground Floor Cloakroom
- Two Double Bedrooms
- Modern Shower Room
- Internal Storage Cupboards
- Low Maintenance Garden
- Double Glazing, Gas CH
- Leasehold (978 years remaining)
- EPC C, Council Tax B



Location

Situated in a popular cul-de-sac, a short distance from 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 is approximately 3/4 mile away and links towards the County Town of Shrewsbury in the west and Telford and the West Midlands Conurbation in the east.

Brief Description

This well maintained end of terrace property is approached from the front with a modern composite entrance door opening into the through hall with stairs to the first floor and useful built-in storage cupboards. Off to the left is the fitted kitchen, with built in fan assisted oven and inset gas hob with extractor fan over. There is space and plumbing for a washing machine and space for an upright fridge freezer. The wall mounted combi gas boiler is concealed in a walled cupboard. The cloakroom behind, benefits from a side aspect window and is finished with modern white fitments. To the rear of the property is a full width lounge/diner, having French style patio doors opening to the conservatory, currently used as a separate dining room, but which provides a lovely space to enjoy the garden at all times of the year.

To the first floor is a landing with access hatch to the loft storage space and an additional built-in storage cupboard.



The principle bedroom to the front of the house is light and bright, having two windows, built-in mirrored wardrobes and additional over-stairs storage cupboard. The second bedroom is also a generous double size, with rear aspect window. The modern, fully tiled shower room features a larger than average glazed shower cubicle with mains shower, WC and wash basin fitted into a vanity unit, with rear aspect window.

Externally, the property has a low maintenance gravelled fore garden, set behind wrought iron fencing, with specimen shrubs. The fully enclosed rear garden is accessed via a timber gate to the side and is laid to flagged patio space and ornamental stone with circular flagged seating area. Timber shed.

A marked, allocated parking space is available in the car park, adjacent to a visitor space, located at the other end of the terrace.



TENURE

We are advised that the property is Leasehold (999 years granted from 10.04.03 – approximately 978 years remaining) and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. We understand there is a Ground Rent of £77.35 pa and a Service Charge of £355.65 pa payable to The Chestnuts (Wellington) Management Company Limited. The property is currently tenanted, however, vacant possession will be given upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B (currently £1,496.60 for 2023/24)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas central heating system. 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

DIRECTIONS

From the ring road in Wellington, proceed along Bridge Road and at the roundabout turn right into Wrekin Road. At the top of this road, turn right, onto the Holyhead Road, then take the first right into Pooler Close. Follow the road around, turning into the second left hand tributary. Where this road bends to the right, the property will be visible in front of you, to the left hand end of the terrace. The allocated parking space can be found in the car park to the right of the terrace, clearly marked, adjacent to the visitor space.

METHOD OF SALE

For Sale by Private Treaty.

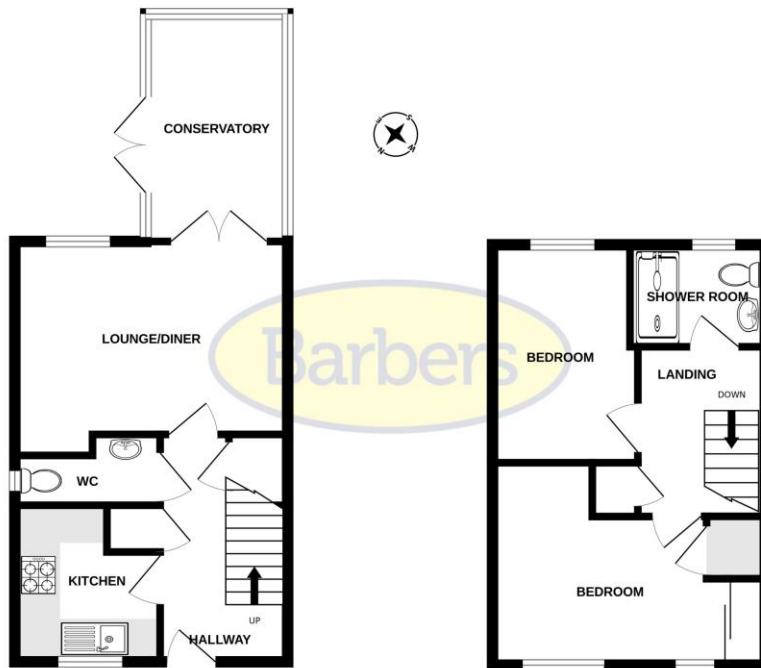
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AML REGULATIONS

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
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.3 sq.m.) approx.
Made with Mirograph 02004

All measurements quoted are approximate:

L-SHAPED KITCHEN 8' 0" max x 7' 4" max (2.44m x 2.24m)

LOUNGE / DINER 14' 0" x 10' 0" min (11'1" max) (4.27m x 3.05m)

CONSERVATORY 11' 2" x 7' 3" (3.4m x 2.21m)

CLOAKROOM 7' 4" x 3' 1" min (4'1" max) (2.24m x 0.94m)

BEDROOM ONE 11' 9" max to wardrobe fronts x 11' 4" max (3.58m x 3.45m)

BEDROOM TWO 11' 2" x 7' 5" max (7'0" min) (3.4m x 2.26m)

SHOWER ROOM 6' 7" x 5' 4" (2.01m x 1.63m)

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

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.