



Helping *you* move



## 9 Vineyard Drive, Wellington

This lovely Two Bedroom Detached Bungalow with a Conservatory and Garage is available with No Upward Chain and is conveniently located in a sought after road on the edge of Town, within walking distance to a good range of shopping and leisure amenities.

Offers in the Region of

**£278,000**



# 9 Vineyard Drive, Wellington, Telford, TF1 1SE.

## Overview

- Detached Bungalow
- No Upward Chain
- Sought after locality
- Lounge / Dining Room
- Conservatory
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Detached Garage, Driveway
- Neat Established Gardens
- Gas CH, Double Glazing
- EPC tbc, Council Tax C



## Location

Situated on the edge of the Historic Market Town of Wellington, the property is just a short walk away from Morrisons Supermarket and is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West.

## Brief Description

This lovely Detached Bungalow is approached over a central pathway to a recessed Entrance Porch with door opening into the L shaped Entrance Hall. Off to the right is the L shaped Lounge / Dining Room with a feature fireplace with gas fire, bow window overlooking the front and further window to the rear. The Kitchen is fitted with a range of drawers, base and wall mounted units with complementary working surfaces, integrated double oven, gas hob, extractor, fridge / freezer, and provision for a washing machine and tumble dryer; a door opens into the Conservatory with French doors out onto the patio and windows providing delightful views over the rear garden.



Bedroom One overlooks the rear garden and benefits from a range of built-in wardrobes and drawers. Bedroom Two, on the front, with a built-in wardrobe with sliding mirror door. The Shower Room has a three piece suite including a corner shower cubicle. The Bungalow benefits from gas central heating and double glazing.

Externally, the property is approached over a driveway, providing parking space, and leading to the Detached Garage with up-and-over door and side service door. The front garden is predominantly laid to lawn with established shrub borders and central pathway which branches off to the Garage and side access gate - through which provides entry into the rear garden. There is a paved side area providing useful space for bins etc. and garden shed. The garden is of a low maintenance design with patio, steps up to the main garden area with pathways interwoven through established paving and borders; archway to a greenhouse at the bottom of the garden.



#### 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 C

#### 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. 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, take the 2nd left onto Haygate Road, at the junction turn left onto Bridge Road, at Morrison's roundabout take the 3rd exit onto Vineyard Road and the turn left into Vineyard Drive - follow the road up and no.9 is found on your left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE34924.290224

**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  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.  
Made with Metriplex (2020)

**All measurements quoted are approximate:**

EPC Graph Here

**LOUNGE / DINER** 19' 4" x 10' 6" (5.89m x 3.2m) max.

**KITCHEN** 11' 3" x 8' 11" (3.43m x 2.72m)

**CONSERVATORY** 14' 9" x 8' 9" (4.5m x 2.67m)

**BEDROOM ONE** 11' 5" x 9' 9" (3.48m x 2.97m) max.

**BEDROOM TWO** 9' 1" x 8' 3" (2.77m x 2.51m)

**SHOWER ROOM** 7' 0" x 5' 5" (2.13m x 1.65m)

**GARAGE** 17' 9" x 8' 2" (5.41m x 2.49m)

## 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.