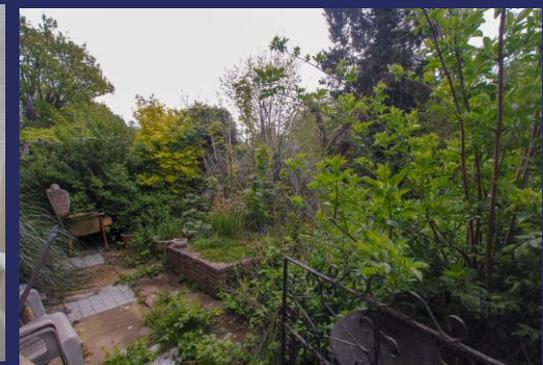




Helping *you* move



3 Heather Drive, Wellington

Offered for sale with no upward chain this three bedroom Semi-Detached House and Garage provides a great opportunity for a refurbishment project. Conveniently located for the shopping and education facilities available in Wellington.

Offers in the Region of

£175,000

3 Heather Drive, Wellington, Telford, TF1 1PX.

Overview

- Semi-Detached House
- No Upward Chain
- Through Lounge
- Kitchen / Diner
- Three Bedrooms
- Wet Room, Toilet
- Garage and Driveway
- Front & Rear Gardens
- Gas Central Heating
- Partial Double Glazing
- Partial Secondary Glazing
- EPC tbc, Council Tax B



Location

Situated close to 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. Access to the M54 provides access to Telford Town Centre and the West Midlands Conurbation in the East and to Shrewsbury in the West.

Brief Description

This Semi-Detached House is offered for sale with no upward chain and provides spacious accommodation throughout. Approaching the property over the driveway with pathway to the side of the Garage to the Entrance Hall, with door, window and an internal door leading into the through Lounge with a secondary glazed window to the front and sliding double glazed patio doors to the rear; wall mounted fire (not tested), stairs to the first floor and door into the Kitchen / Diner. To the Kitchen area are a range of base and wall mounted cupboards, working surfaces with inset stainless steel sink, provision for appliances, double glazed window to rear and door providing side access; to the Dining area is a secondary glazed window and two cupboards.



Stairs ascend to the first floor Landing with cupboard, secondary glazed window to side and access to loft space. Bedroom One has built-in wardrobes and secondary glazed window to the front; Bedroom Two has a double glazed window to the rear with far reaching views over to the Ercall and Wrekin. Bedroom Three is on the front with a secondary glazed window. There is a modern Wet Room with shower area, sink and double glazed window; separate toilet with double glazed window.

Externally, the property is approached over a tarmac driveway leading to the single Garage. Lawned front garden with established shrubs. There is a pathway running along the side of the House into the rear garden through a gate - patio area, lawn and very established shrubs.



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 B

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

DIRECTIONS

From Church Street proceed to the T junction with Vineyard Road and turn right; at the next T junction turn right onto King Street and at the mini roundabout turn left, still King Street, and take the third left into Regent Street. Take the second left into Millfields Road and at the T junction turn right and no.3 will be found towards the head of the cul-de-sac on the right

METHOD OF SALE

For Sale by Private Treaty.

WE35458.240424

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.



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All measurements quoted are approximate:

HALL 6' 4" x 3' 2" (1.93m x 0.97m)

LOUNGE 23' 4" x 11' 9" (7.11m x 3.58m)

KITCHEN / DINER 14' 2" x 8' 2" (4.32m x 2.49m)

BEDROOM ONE 12' 4" x 11' 1" (3.76m x 3.38m)

BEDROOM TWO 12' 2" x 8' 9" (3.71m x 2.67m)

BEDROOM THREE 11' 10" x 8' 0" (3.61m x 2.44m)

SHOWER ROOM 5' 4" x 5' 1" (1.63m x 1.55m)

TOILET 5' 2" x 2' 9" (1.57m x 0.84m)

EPC Graph Here

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

Barbers

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.