



Helping *you* move



10 Bush Close, Wellington

This well presented Three Bedroom Detached House benefits from a refitted Kitchen Diner and ground floor Shower Room. Conveniently located for the local Nature Reserve and Primary and Secondary Education facilities.

Offers in the Region of

£295,000

10 Bush Close, Wellington, Telford, Shropshire, TF1 3QN.

Overview

- Well presented Detached House
- Lounge
- Open Plan Kitchen Diner
- Ground floor Shower Room
- Three Bedrooms
- Refitted Bathroom
- Garage and Driveway Parking
- Attractive Gardens
- Gas CH / Electric UF Heating
- Double Glazing
- EPC D, Council Tax C



Location

Located on this popular residential estate amongst similar styled properties and convenient for access to the Dothill Nature Reserve, providing wonderful walks around Dothill Pool, Tee Lake and onto Silkin Way. The property is served by a range of local neighbourhood shops, Primary and Secondary education facilities. The Supermarkets of Morrison's and Aldi along with the Market Town of Wellington are approximately half a mile distant which also provides Bus and Railway Stations along with access to the A5 / M54 which leads to the West Midlands Conurbation in the east and the County Town of Shrewsbury in the west.

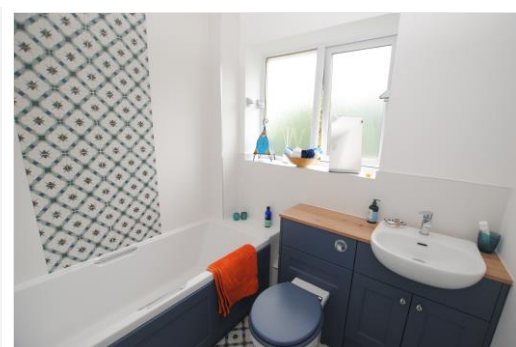
Brief Description

This attractive, well presented Detached House provides lovely accommodation throughout, ideal for the growing family. Entering into the reception Hall with stairs to the first floor - off to the left is the Lounge with a walk-in bay window and attractive fireplace with gas fire; an opening leads into the open plan refitted Dining Kitchen with attractive bi-folding doors to the patio and two further windows overlooking the rear garden - the refitted Kitchen has a range of drawers and units with complementary walnut working surfaces with a ceramic sink and drainer, beautiful feature Lantern roof window and a fabulous walk-in under stairs pantry cupboard with shelving. The integrated washing machine, the fridge/freezer and range cooker are all included in the sale. Off the Kitchen, a door opens into the Shower Room with a modern three piece white suite. The Shower Room and Kitchen Diner both benefit from under floor electric heating.



Stairs ascend to the first floor Landing with window to side, access to loft space and airing cupboard which benefits from a small radiator. Bedroom One has sliding mirror door triple wardrobes and window overlooking the rear garden. Bedrooms Two and Three both overlook the front. The Bathroom has a lovely modern white three piece suite. Internally, the property benefits from gas central heating and double glazing.

Externally, the property is approached over a driveway with adjacent lawned garden containing well stocked shrub borders. A gravelled pathway to the side leads to a side access gate which in turn leads into the rear garden which is made up of decked areas and gravelled pathways weaving through abundantly stocked attractive shrub borders and a water feature. Useful outside tap and electric point. To the very bottom of the garden is a shed and a Garden Room / Office with double glazed windows, French doors and electric light and power connected.



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

DIRECTIONS

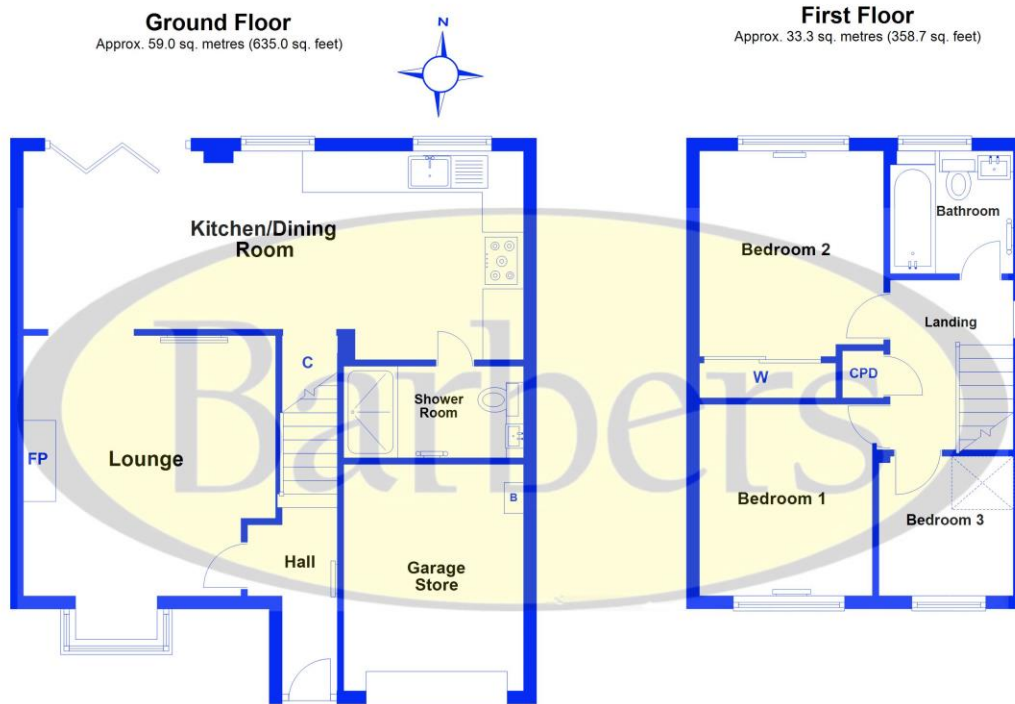
From Wellington Office turn into Vineyard Road and then left onto Whitchurch Road. At the mini roundabout carry on straight over - at the sharp bend turn right (still Whitchurch Road) and carry on down taking the first left into Harley Close - proceed down the road and take the first left into Haycocks Close and then first right into Bush Close, the property will be found a short way along on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE35858.040624

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.



Total area: approx. 92.3 sq. metres (993.7 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 PlanUp.

10 Bush Close, Dot Hill, Wellington, Telford

All measurements quoted are approximate:

LOUNGE 15' 5" x 12' 8" (4.7m x 3.86m) max. into bay

DINING KITCHEN 25' 3" x 9' 0" (7.7m x 2.74m)

SHOWER ROOM 8' 3" x 4' 6" (2.51m x 1.37m)

BEDROOM ONE 9' 9" x 9' 3" (2.97m x 2.82m)

BEDROOM TWO 10' 3" x 9' 11" (3.12m x 3.02m)

BEDROOM THREE 7' 4" x 6' 9" (2.24m x 2.06m)

BATHROOM 6' 5" x 6' 1" (1.96m x 1.85m)

GARDEN ROOM 11' 5" x 7' 4" (3.48m x 2.24m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.