



Helping *you* move



## 3 St. Margarets Drive, Wellington

This attractive and extremely well maintained Four Bedroom Detached House provides spacious accommodation ideal for the growing family. Located in a desirable area on the edge of the Market Town of Wellington which provides a good range of education, shopping and leisure amenities

Offers in the Region of

**£389,500**

# 3 St. Margarets Drive, Wellington, Telford, TF1 3PH.

## Overview

- Attractive Detached House
- No Upward Chain
- Lounge, Dining Room
- Breakfast Kitchen, Utility Room
- Conservatory, Cloakroom
- Principal Bedroom with En-suite
- Three further Bedrooms
- Refitted Shower Room
- Double Garage, Gas CH, DG
- Stunning Rear Garden
- EPC D, Council Tax E



## Location

Situated on the edge of the Historic Market Town of Wellington, within walking distance to Wrekin College and Old Hall School. 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 within easy reach. The M54 provides access towards Shrewsbury in the West and Telford / West Midlands Conurbation in the east.

## Brief Description

This lovely Detached House has very well maintained accommodation and is decorated in subtle cream tones throughout. The property is approached from the driveway up a couple of steps to the canopy porch with door opening to the Entrance Hall with cloakroom off having a two piece white suite. Off to the right is the Lounge with two windows overlooking the front and attractive feature fire surround with inset gas fire; double doors open to the Dining Room with window on the side, return door to Hall and French doors opening into the Conservatory which provides delightful views over the rear garden and French doors to the patio.

The Breakfast Kitchen has a range of drawers and units, complementary working surfaces with inset 1.5 sink unit and window to the rear; integrated Fridge / Freezer, Dishwasher, high level double oven, gas hob and extractor over. A door leads into the Utility Room with a further range of units, drawers, provision for a washing machine and window and door to the rear garden.



An open staircase ascends to the first floor Landing with access to loft space and useful cupboard. The principal Bedroom overlooks the rear with views over to the Ercall and Wrekin; benefitting from a range of built-in bedroom furniture and door into the En-suite with white three piece suite. Bedrooms Two and Three overlook the front with views as far reaching as Lilleshall Hill; Bedroom Four, currently used as a study is found to the rear. The principal Shower Room has a modern refitted white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a double width driveway leading to the attached Double Garage with electric roller shutter door; adjacent lawned gardens with inset evergreen shrubs. Gated access to both sides of the property provides access into the rear garden - a beautiful feature of the property with a patio area, steps up into the neatly attended lawn with gorgeous borders and islands containing an abundant selection of Rhododendrons, Azaleas, Peonies and Japanese Acers to name but a few.



#### 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 E

#### 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

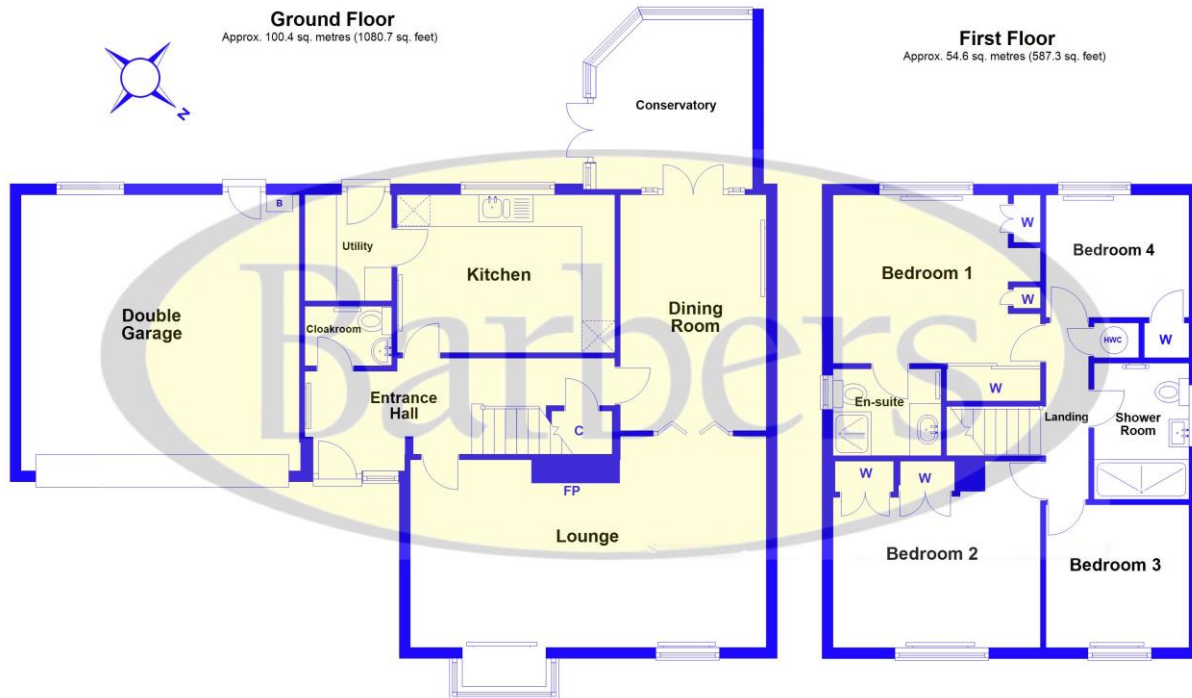
From Church Street in Wellington proceed right into Vineyard Road and at the T junction turn left onto Whitchurch Road. Take the second right turn into Leegomery Road and then turn first left, into Leegomery Road which runs into St. Margarets Drive - the property will be found on your left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE27168.310524

**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. 155.0 sq. metres (1668.1 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

3 St Margarets Drive, Wellington, Telford

All measurements quoted are approximate:

- LOUNGE** 21' 4" x 12' 7" (6.5m x 3.84m)
- DINING ROOM** 14' 2" x 8' 7" (4.32m x 2.62m)
- CONSERVATORY** 10' 4" x 9' 4" (3.15m x 2.84m)
- KITCHEN** 12' 4" x 9' 4" (3.76m x 2.84m)
- UTILITY ROOM** 6' 4" x 5' 2" (1.93m x 1.57m)
- CLOAKROOM** 4' 4" x 3' 5" (1.32m x 1.04m)
- BEDROOM ONE** 12' 7" x 10' 1" (3.84m x 3.07m)
- EN SUITE** 6' 5" x 5' 1" (1.96m x 1.55m)
- BEDROOM TWO** 12' 7" x 11' 6" (3.84m x 3.51m) max.
- BEDROOM THREE** 8' 6" x 8' 6" (2.59m x 2.59m)
- BEDROOM FOUR** 7' 3" x 8' 6" (2.21m x 2.59m)
- BATHROOM** 8' 1" x 5' 7" (2.46m x 1.7m)
- DOUBLE GARAGE** 16' 6" x 16' 6" (5.03m x 5.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

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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.