



Helping *you* move



4 Chestnut Drive, Elm Park

This immaculately maintained, Three Bedroom Detached House provides spacious accommodation throughout, ideal for the growing family and conveniently located for a range of local neighbourhood amenities and education facilities.

Asking Price of
£269,950

4 Chestnut Drive, Elm Park, Wellington, Telford, TF1 3NJ

Overview

- Detached House
- No Upward Chain
- Immaculately presented
- Open Plan Lounge / Dining Room
- Kitchen, Utility, Cloakroom
- Three Bedrooms
- Bathroom and Toilet
- Long Garage, Driveway Parking
- Attractive, neat gardens
- Gas CH, Double Glazing
- EPC D, Council Tax D



Location

Situated in Elm Park, a popular residential neighbourhood convenient for local shops and education facilities. Dothill Nature Reserve is accessible via Silkin Way, approximately 1/2 mile distant and provides beautiful nature walks. The historic Market Town of Wellington is approximately 1/2 mile distant and provides local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junctions 6 and 7 provide access to Telford Town Centre with its excellent range of shops and leisure facilities, the wider West Midlands Conurbation and to Shrewsbury in the West.

Brief Description

This immaculately maintained Detached House has been redecorated in warm neutral tones throughout and also benefits from newly laid carpets. From the enclosed Porch a door opens into the Hall with stairs to the first floor and door into a Cloakroom with two piece suite. Off to the left is the Lounge with bow window to the fore and feature fireplace and hearth (gas fire is not connected); the room flows on into the extended Dining Area with window overlooking the rear garden. Off the Dining Room a door opens into the Utility Room with under counter space and useful cupboard with sink unit over; a door opens into the Garage.

The Kitchen is a fine example of retro styling and has a range of coloured units, working surfaces and breakfast bar, space and provision for appliances and door providing side access.



Stairs ascend from the Entrance Hall and turn up to the first floor Landing with window on the side. Bedroom One is located to the front and has built-in sliding mirror door wardrobes, door into the En-suite with three piece suite. There is a further double and single Bedroom. The Bathroom, has a fine example of a retro blue coloured suite comprising bath and basin. There is a separate toilet. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a concrete and gravelled driveway with adjacent paved area and lawn with inset shrubs to the side. A gate provides access down the right side of the property and into the rear garden – having a beautifully maintained lawn and neat, well stocked shrub borders to the edges; paved patio area.



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 D

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, proceed along Bridge Road to Morrison's Roundabout and proceed straight over into Spring Hill; take the second right into Admaston Road and then second left into Elm Park Drive. Chestnut Drive is the first turning on the right and no.4 will be found immediately on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36038.030724

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.



All measurements quoted are approximate:

LOUNGE AREA 12' 8" x 11' 3" (3.86m x 3.43m)

DINING ROOM 19' 0" x 9' 9" (5.79m x 2.97m) max.

KITCHEN 10' 9" x 8' 2" (3.28m x 2.49m)

CLOAKROOM 4' 6" x 2' 9" (1.37m x 0.84m)

BEDROOM ONE 10' 3" x 10' 0" (3.12m x 3.05m) plus door recess in addition

EN-SUITE 7' 4" x 2' 7" (2.24m x 0.79m)

BEDROOM TWO 11' 1" x 10' 6" (3.38m x 3.2m) max.

BEDROOM THREE 9' 9" x 7' 3" (2.97m x 2.21m) max.

BATHROOM 7' 2" x 5' 5" (2.18m x 1.65m)

TOILET 4' 4" x 2' 4" (1.32m x 0.71m)

GARAGE 26' 7" x 8' 0" (8.1m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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

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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.