



Helping *you* move



14 Heather Drive, Wellington

An extended, Two Bedroom Semi-Detached Bungalow that would benefit from updating; convenient for a range of local neighbourhood shops and amenities in the local Market Town.

Offers in the Region of

£180,000

14 Heather Drive, Wellington, Telford, Shropshire, TF1 1PX

Overview

- Semi Detached Bungalow
- Two Bedrooms
- Hall
- Kitchen
- Lounge
- Two Conservatories
- Shower Room
- Double Glazed Windows
- Gas Central Heating
- Solar Panels
- EPC tbc, Council Tax B



Brief Description

An extended, Semi-Detached bungalow that would benefit from updating. The property is entered through an enclosed Porch with door opening into the small reception Hall. A sliding door opens into the Kitchen which has a range of white fronted drawers, base and wall mounted units with complementary working surfaces, space and provision for a freestanding cooker, fridge/freezer and washing machine, with access through to one of the conservatories at the rear.

The Lounge overlooks the front with a feature fireplace; door off to an inner Hall with access to loft space and useful cupboard. There are two Bedrooms, both with built-in wardrobes. From bedroom two the room opens in to a large conservatory to the rear. The shower room comprises WC and Wash hand basin, with a step up to the walk in bath, with shower over. The property benefits from gas central heating, solar panels (leased) and upvc double glazing.

Externally, the property has a driveway to the front of the property. The rear garden is predominantly made up of paved areas, along with a large shed.

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.





TENURE

We are advised that the property is Freehold, and that the Solar Panels are leased on a 25 year lease from 2013. 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

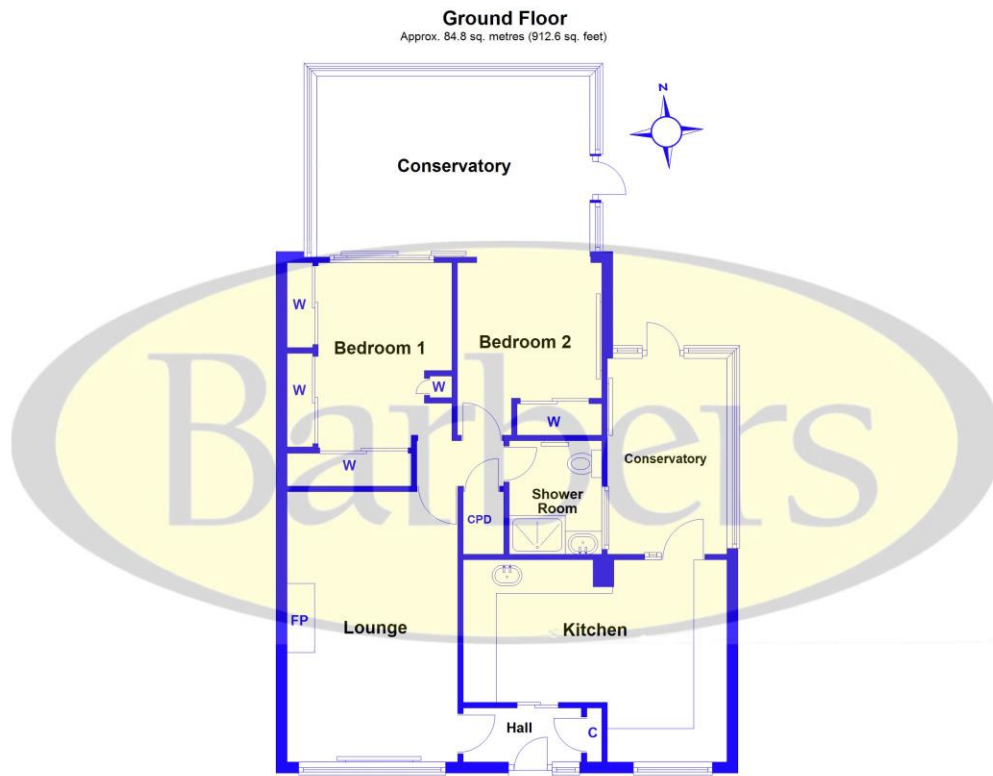
From Church Street proceed to the T junction with Vineyard Road and turn right; at the next T junction turn right onto King Street and at the mini roundabout turn left, still King Street, and take the third left into Regent Street. Take the second left into Millfields Road and at the T junction turn right and no. 14 will be found a short way along on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE35973 030724

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



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
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All measurements quoted are approximate:

KITCHEN 10' 2" x 15' 8" (3.1m x 4.78m) max

CONSERVATORY 7' 1" x 11' 5" (2.16m x 3.48m)

LOUNGE 16' 1" x 10' 1" (4.9m x 3.07m)

BEDROOM ONE 11' 0" x 7' 10" (3.35m x 2.39m)

BEDROOM TWO 10' 3" x 8' 6" (3.12m x 2.59m)

CONSERVATORY 10' 8" x 16' 3" (3.25m x 4.95m)

SHOWER ROOM 6' 8" x 5' 7" (2.03m x 1.7m)

Epc graph to go 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

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Email: wellington@barbers-online.co.uk

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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.