



Helping *you* move



11 St Chads Close, Wellington

A well maintained and neatly presented three bedroomed end of terrace house with No Upward Chain, having full width dining kitchen, driveway and attractive rear gardens, located in a popular area of Wellington, being convenient for a range of local shops and Primary Education facilities.

Offers in the region of

£200,000

11 St Chads Close, Wellington, Telford, TF1 3EW

Overview

- Available with NO UPWARD CHAIN
- End of Terrace House
- Cul-de-Sac Location
- Front Aspect Lounge
- Full Width Dining Kitchen
- Bathroom with White Suite
- Three Bedrooms
- Driveway Parking
- Attractive Gardens to Front/Rear
- Electric Storage Heaters
- uPVC Double Glazing
- Freehold, EPC E, Council Tax B



Location

Located in a popular residential area in Wellington, close to the Tee Lake Nature Reserve with its beautiful walks, and the Silkin Way. The property is served by a range of local neighbourhood shops, Primary and Secondary education facilities and close to the local bus route. The Supermarkets of Morrison's and Aldi and the centre of the Market Town of Wellington are less than a mile distant, which also has bus and mainline railway services, along with access to the A5 / M54, providing access to the West Midlands Conurbation in the east and the County Town of Shrewsbury in the west.

Brief Description

This well maintained and well presented end of terrace house has provided a much loved family home for decades. The property is entered through a porch with door opening into the entrance hall, having stairs to the first floor landing. Off to the right is the lounge with a window overlooking the front garden and feature fireplace housing a gas fire. To the rear is the full width kitchen/diner with windows overlooking the rear garden and courtesy door to the patio area. The kitchen area contains a comprehensive range of base and wall mounted cupboards and drawers with complementary working surfaces and inset sink unit, provision for a washing machine, free standing oven and space for an upright fridge freezer. There is a useful pantry style storage cupboard which extends under the stairs. A further gas fire provides heat to this room.



Stairs ascend to the first floor Landing with window on the side and access hatch (with fitted ladder) to the majority boarded loft storage space.

Bedrooms one and three (which has the overstairs bulkhead – and useful built-in shelves over) both overlook the front of the property, with bedroom one having a built in airing cupboard housing the hot water cylinder. Bedroom two has a rear aspect. The family bathroom features a white three piece suite with a frosted rear aspect window. The accommodation benefits from uPVC double glazing and is partially heated by electric storage heaters.

Externally, the property is approached over a tarmac driveway with double timber gates leading to the rear garden. The remainder of the front garden sits behind a low wall, having shaped lawn with neatly planted borders. The rear garden is a most attractive space, majority laid to lawn with a patio seating area, finished with established borders of shrubs and perennials, an ornamental pond and shed.



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 (currently £1,578.69 for 2024/25).

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by electric storage heaters and gas fires. 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 the Princess Royal Hospital roundabout, take the Apley Avenue towards Wellington. At the mini-roundabout, turn right into the Whitchurch Road, then after the left hand bend, take the next left hand turn into Parklands. As the road bends round to the right, take the left hand turn into Darwin Road. At the T-Junction, turn right and the property will be found on the left hand side, after a short distance.

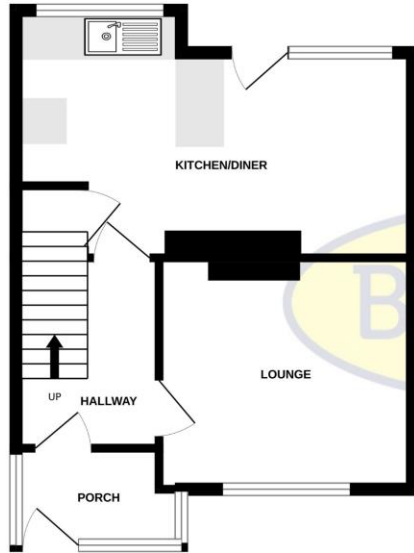
METHOD OF SALE

For Sale by Private Treaty.

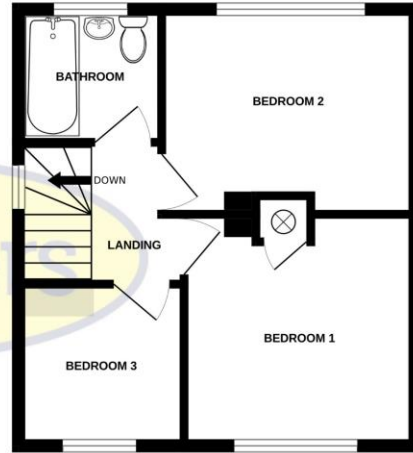
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AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried 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.

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

LOUNGE 11' 5" x 10' 4" (3.48m x 3.15m)

KITCHEN/DINER 17' 9" x 9' 2" max (5.41m x 2.79m)

BEDROOM ONE 10' 5" x 10' 3" (3.18m x 3.12m)

BEDROOM TWO 11' 5" x 9' 4" (3.48m x 2.84m)

BEDROOM THREE 7' 3" x 7' 2" (2.21m x 2.18m)

BATHROOM 5' 10" x 5' 10" (1.78m x 1.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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.