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## 111 Lewis Crescent, Wellington

A tastefully presented Executive style, Five Bedroom Detached House with two Reception Rooms, an attractive open plan Kitchen / Breakfast Room, Two En-suite Shower Rooms and Garage. Located in a favoured residential area within easy reach of Bowring Park and the traditional Market Town of Wellington.

Offers in the Region of

**£475,000**

# 111 Lewis Crescent, Wellington, Telford, TF1 2FQ.

## Overview

- Executive Style Detached House
- Lounge, Dining Room
- Kitchen / Breakfast Room
- Utility Room, Cloakroom
- Two Bedrooms with En-suites
- Three further Bedrooms
- Bathroom with four piece suite
- Garage and Driveway Parking
- Front & Rear Gardens
- Gas CH, Double Glazing
- EPC B, Council Tax F



## Location

Situated a very short distance from Wellington Cricket Club and Bowring Park, a local green area with café and leisure facilities and extremely convenient for access into the nature reserves of The Ercall and The Wrekin. The traditional Market Town of Wellington offers a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Within 1 mile of the property there are Primary and Secondary Education facilities, Telford College and Wrekin College are within the perimeter of Wellington. Access to the M54 is approximately 3/4 mile away and links towards the County Town of Shrewsbury in the west and Telford and the West Midlands

## Brief Description

An executive style Detached House with immaculately maintained accommodation throughout. Entering through a canopy storm porch into the Entrance Hall with stairs to the first floor, under stairs storage cupboard and Cloakroom with two piece white suite. Off to the left is the Dining Room with window enjoying a front aspect, the Lounge is located to the right with a lovely walk-in bay window and further window on the side. The Kitchen / Breakfast Room is located to the rear of the property with window and folding doors overlooking the rear garden - the Kitchen area has a good range of base and wall mounted doors with complementary working surfaces having inset sink unit and hob with extractor over, integrated eye level double oven, fridge / freezer and dishwasher. A door opens into the Utility Room with provision for appliances and door providing external side access.



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Stairs ascend to the first floor Landing with useful cupboard and access to loft space. The Master Bedroom suite has a built-in wardrobe, dual aspect to the front and side and En-suite Shower Room. The Second Bedroom also benefits from an En-suite Shower Room. There are three further Bedrooms and a principal Bathroom with four piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property has driveway parking to the side leading to the Garage. The rear garden has a paved patio, lawned area and shrub borders.



#### 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. We understand that there will be a management charge of approximately £120 pa payable for the upkeep of the communal areas on the development. Details to be confirmed by solicitor.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band F

#### 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

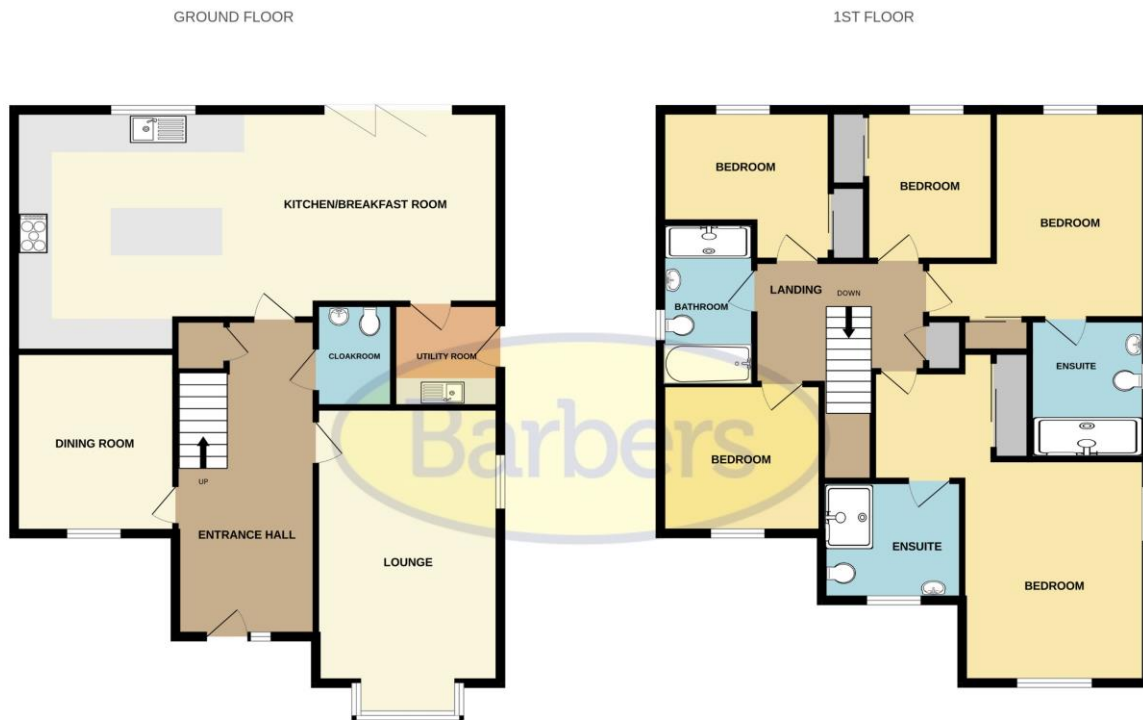
From the office proceed into Market Street to the traffic lights and turn left onto Victoria Road. Take the first right into Haygate Road and proceed almost to the top and turn right into Lesley Drive – bear around to the right into Lewis Crescent and take the fifth turning on the left hand side, along a private tributary road, shared with it's neighbours - no.111 is the fifth house on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE36747.221024

**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.



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All measurements quoted are approximate:

- LOUNGE 13' 8" x 12' 0" (4.17m x 3.66m)**
- DINING ROOM 11' 1" x 9' 9" (3.38m x 2.97m)**
- CLOAKROOM 6' 4" x 4' 9" (1.93m x 1.45m)**
- KITCHEN / BREAKFAST ROOM 30' 0" x 14' 9" (9.14m x 4.5m) max.**
- UTILITY ROOM 6' 9" x 6' 6" (2.06m x 1.98m)**
- BEDROOM ONE 17' 4" x 15' 10" (5.28m x 4.83m) max.**
- EN-SUITE 8' 2" x 7' 2" (2.49m x 2.18m)**
- BEDROOM TWO 12' 11" x 9' 5" (3.94m x 2.87m) max.**
- EN-SUITE 7' 5" x 4' 7" (2.26m x 1.4m)**
- BEDROOM THREE 9' 3" x 7' 10" (2.82m x 2.39m)**
- BEDROOM FOUR 9' 10" x 9' 3" (3m x 2.82m) max.**
- BEDROOM FIVE 10' 0" x 9' 2" (3.05m x 2.79m)**
- BATHROOM 9' 11" x 5' 7" (3.02m x 1.7m)**
- GARAGE 20' 0" x 9' 10" (6.1m x 3m)**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.