



Helping *you* move



## Orchard Cottage, North Road, Wellington

An Exceptionally Rare Opportunity to Acquire a Beautifully Appointed Two-Bedroom Detached House with Views of The Wrekin, closely located to the town centre and amenities.

Offers in excess of  
**£300,000**



# Orchard Cottage, North Road, Wellington, Telford, TF1 3EB

## Overview

- Detached House
- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility Room & WC
- Bathroom & WC
- Landscaped Garden
- Driveway, Garage
- Views Of The Wrekin
- Gas Central Heating
- EPC D, Council Tax B



## Location

Situated in the established residential area of Wellington, an Historic Market Town, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Within easy reach, there are a range of Primary and Secondary Education facilities such as the Charlton School, Telford College and Wrekin College. Access to the M54 via junctions 6 and 7 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation or access towards Shrewsbury in the West

## Brief Description

This exceptional two-bedroom detached house offers a perfect blend of charm, comfort, and style.

A welcoming entrance porch opens into a spacious hallway that effortlessly connects the principal living spaces. To the left, the lounge is centred around a fireplace with a window to the front. Opposite, the dining room provides an ideal setting for entertaining and flows into a well-appointed kitchen, complete with ample storage, gas hob, electric oven, and a walk-in pantry. A rear door from the kitchen leads to a practical utility area with WC and access to the garden.



Rising to the first floor via a charming galleried landing-graced by a feature window that frames the views of The Wrekin. There are two generously proportioned double bedrooms, each with built-in wardrobes. The stylishly upgraded bathroom features a modern suite, including a bath, basin, and separate shower cubicle.

Externally, the home is accessed via Roden Close with a sweeping driveway providing ample off-road parking. The beautifully landscaped gardens are laid to lawn with mature flower borders. A single garage with electric roller door offers convenience and security, while the attached conservatory presents a delightful garden room.



#### 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

#### 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, turn left into Vineyard Road and proceed to the roundabout and turn right onto Springhill. Take the first right into North Road and then third left into Tern Way - take the first right into Roden Close and the property will be found a short way along on your right hand side.

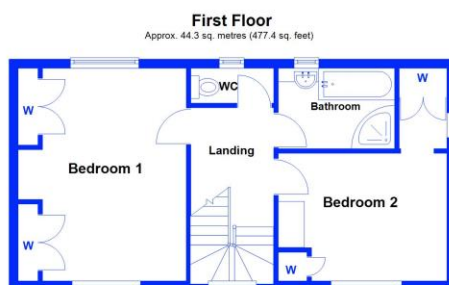
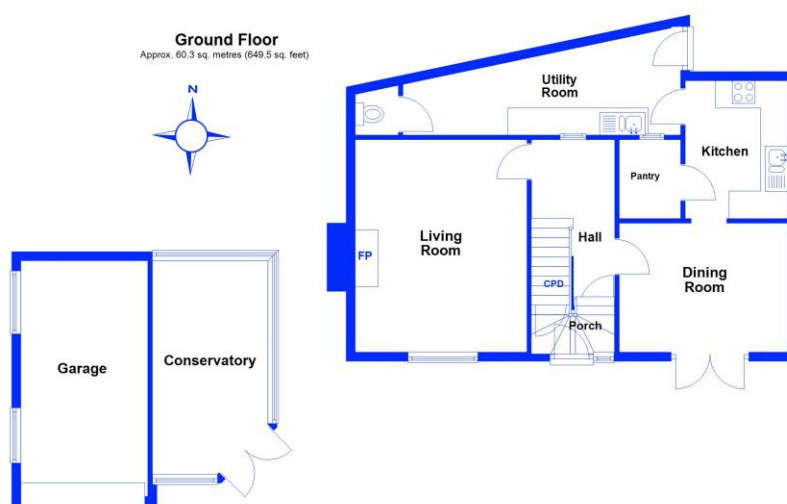
#### METHOD OF SALE

For Sale by Private Treaty.

WE 38238 230625

**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.





Total area: approx. 104.7 sq. metres (1126.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guidance only. The plan is not to be taken as a true and exact representation of the subject property.  
Plan produced using PlanUp.

All measurements quoted are approximate:

**LOUNGE 15' 4" x 12' 4" (4.67m x 3.76m)**

**DINING ROOM 9' 4" x 12' 3" (2.84m x 3.73m)**

**KITCHEN 10' 0" x 7' 6" (3.05m x 2.29m)**

**UTILITY ROOM 7' 11" x 20' 0" (2.41m x 6.1m) max.**

**WC 3' 6" x 3' 10" (1.07m x 1.17m) max**

**BEDROOM ONE 15' 4" x 12' 6" (4.67m x 3.81m)**

**BEDROOM TWO 12' 5" x 9' 5" (3.78m x 2.87m)**

**BATHROOM 5' 5" x 7' 9" (1.65m x 2.36m)**

**WC 2' 6" x 6' 0" (0.76m x 1.83m)**

**GARAGE 18' 0" x 10' 5" (5.49m x 3.18m)**

**CONSERVATORY 8' 7" x 15' 1" (2.62m x 4.6m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

**Barbers**

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.