

# Barbers

Helping *you* move



## 77 Wrekin Road, Wellington

Starting Bid

**£240,000**

For sale via the Modern Method of Auction – this attractive Three Bedroom Detached Bungalow enjoys an elevated position on a generous sized garden plot and benefits from a Conservatory and Detached Garage.

# 77 Wrekin Road, Wellington, Telford, Shropshire, TF1 1RL.

## Overview

- Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation fee payable
- T's & C's apply
- Detached Bungalow
- Lounge, Conservatory
- Fitted Kitchen, Bathroom
- Three Bedrooms
- Elevated Position, Gardens
- Driveway and Detached Garage
- No Upward Chain
- EPC E, Council Tax C



## Auction Details

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Brief Description

This Detached Bungalow enjoys an elevated position and has an enclosed Porch opening into the Hallway – the Bedrooms are located to the right and Bedroom One is positioned to the front benefitting from a range of built-in mirror door wardrobes and square walk-in bay window. The Lounge is off to the left with a feature fireplace and bay window. The Bathroom is centrally positioned to the middle rear of the property and has a modern white three piece suite including a P shaped Bath. A fitted Kitchen is located to the rear and enjoys a walk-in pantry cupboard, range of drawers, base and wall mounted units with complementary working surfaces, integral dishwasher, double eye level oven, gas hob, glazed display cupboards, wine racks and shelving; space for an upright fridge / freezer. Off the Kitchen a door provides access into the spacious Conservatory which has a return door into Bedroom Three; French doors provide access into the rear garden, door into an internal storage cupboard and further single door provides external access. The property benefits from gas central heating and double glazing.

Elevated from the road, the property is approached over a driveway running along the side of the Bungalow into the rear where you will find a Detached Garage. There are lawned gardens to the front and rear with established shrub borders.

#### Location

Situated in a sought after location of Wellington, convenient for the walks of The Ercall and Wrekin. A short distance away is the Historic Market Town of Wellington which provides a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 7 is approximately 0.5 miles distant and links in the east to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or towards Shrewsbury in the West



#### 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 C

#### 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

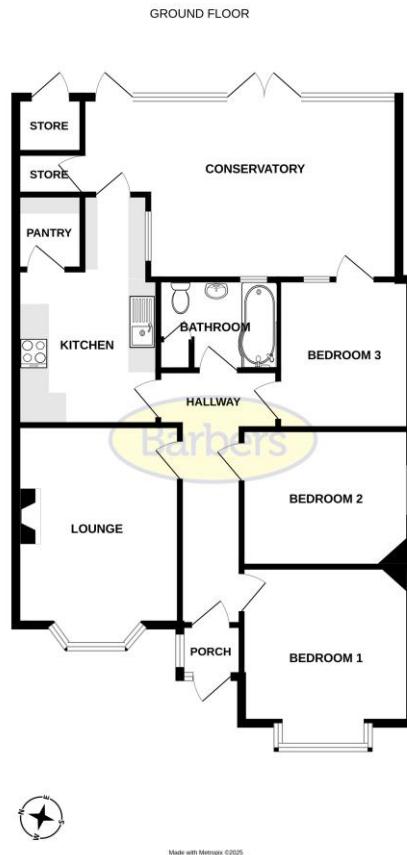
From the office in Wellington proceed to the right and into Market Street. At the traffic lights turn left onto Bridge Road and at the next set of traffic lights carry on straight over to the small roundabout - turn right into Wrekin Road – proceed up the Road and as you level out the Bungalow will be found on your left hand side.

#### METHOD OF SALE

Modern Method of Auction.

WE37492.111125

**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** 11' 0" x 9' 4" (3.35m x 2.84m) plus bay in addition

**KITCHEN** 9' 4" x 15' 8" (2.84m x 4.78m) max. measurements

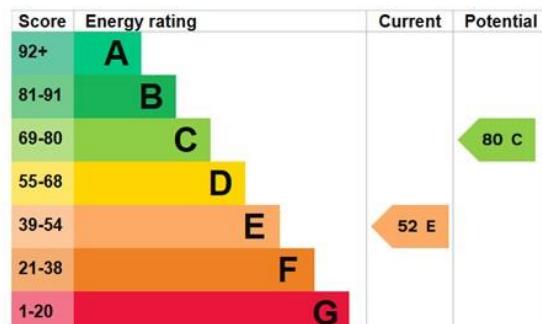
**CONSERVATORY** 20' 3" x 12' 3" (6.17m x 3.73m)

**BEDROOM ONE** 10' 9" x 9' 9" (3.28m x 2.97m)

**BEDROOM TWO** 10' 9" x 9' 1" (3.28m x 2.77m)

**BEDROOM THREE** 10' 0" x 8' 8" (3.05m x 2.64m)

**GARAGE** 21' 10" x 10' 11" (6.65m x 3.33m)



## 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: [wellingtton@barbers-online.co.uk](mailto:wellingtton@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.