

Barbers

Helping *you* move



14 Wombridge Road, Wombridge

Offered for sale with no upward chain, this improved Semi-Detached House provides Four Bedrooms, Three Reception Rooms and is located in a popular residential area with views over green space to the front.

Offers in the Region of

£250,000

14 Wombridge Road, Wombridge, Telford, TF2 6HT.

Overview

- Semi-Detached House
- Well presented throughout
- No Upward Chain
- Lounge, Dining Room
- Fitted Kitchen, Family Room
- Ground floor Shower Room
- Four Bedrooms
- Bathroom, Garage
- Excellent driveway parking
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC tbc, Council Tax C



Location

Situated in the established residential locality of Wombridge, close to the local Church and having a lovely tree lined aspect to the front. Wombridge is a short distance from Oakengates which provides a range of local shops and education facilities. Telford Town Centre, approximately 3 miles distant, and provides an excellent range of shopping and leisure facilities.

Brief Description

This Semi-Detached House provides much improved and spacious accommodation throughout, ideal for the growing family. From the Reception Porch a door opens to the Lounge with window to the front and feature fireplace with multi-fuel stove; double doors open to the Dining Room with windows and French doors looking over the rear garden. The Kitchen has a range of drawers, base and wall mounted units with double Range style cooker, provision for an under counter appliance, two inset circular sink bowls and window to the side; a door leads through into the Family Room which again looks over the rear garden.

From the Kitchen a small passage leads into the Shower Room with three piece white suite. There is a lobby with doors to the front and rear gardens and makes a useful place for appliances.



The Garage is accessed from the property and has insulated walls and floor; the garage door remains externally in case the need arises to use this space as traditional garaging.

Stairs ascend to the first floor Landing - Bedrooms One and Two are located to the front and each have a built-in wardrobe; Bedroom Three has a built-in wardrobe and is situated to the rear as is Bedroom Four. The Bathroom has a white three piece suite with useful vanity cupboards. Gas central heating and double glazing complete the picture.

Externally, there is a generous driveway providing excellent parking space and leading to the garage; adjacent gravelled and artificial lawn garden. The rear garden is of a low maintenance design with patio and decked areas, raised garden pond and gravelled border.



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

DIRECTIONS

From Junction 6 off the M54 proceed towards Ketley Brook roundabout and take the 3rd exit onto Holyhead Road. At the Bugden Peugeot Garage roundabout take the 1st exit onto Wombridge Way, turn right onto Hadley Road, then left into Wombridge Road and the property will be found on the right hand side before you reach the Church.

METHOD OF SALE

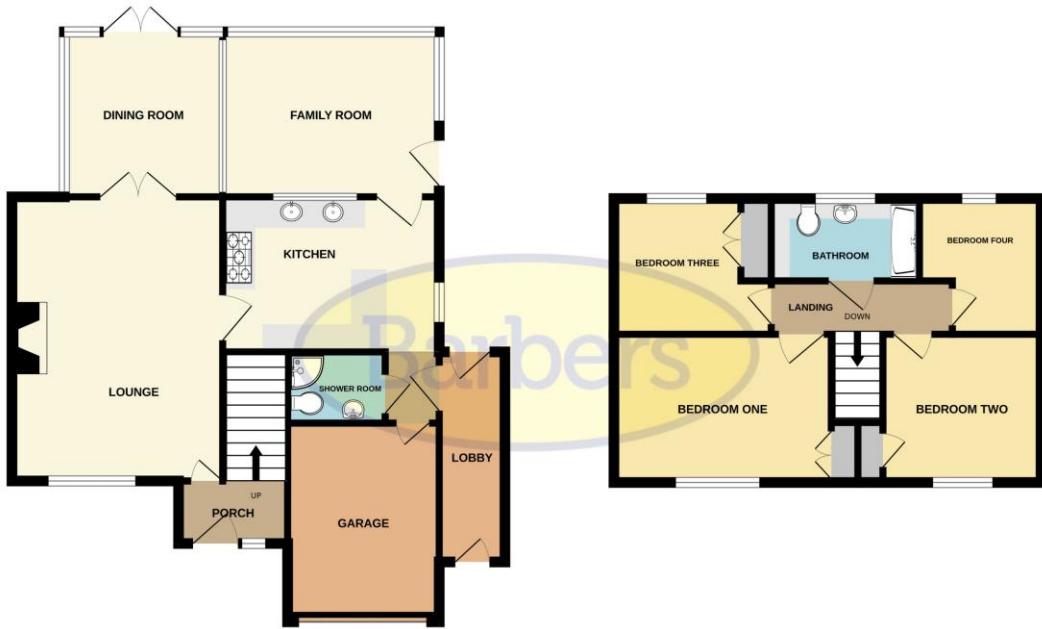
For Sale by Private Treaty.

WE39559.060226

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
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.
Made with Metropix ©2026

All measurements quoted are approximate:

LOUNGE 15' 8" x 11' 8" (4.78m x 3.56m)

DINING ROOM 9' 11" x 8' 9" (3.02m x 2.67m)

KITCHEN 12' 0" x 8' 8" (3.66m x 2.64m)

EPC Graph

FAMILY ROOM 12' 4" x 9' 2" (3.76m x 2.79m)

SHOWER ROOM 5' 9" x 4' 2" (1.75m x 1.27m)

LOBBY 11' 7" x 3' 6" (3.53m x 1.07m)

GARAGE 11' 1" x 7' 9" (3.38m x 2.36m)

BEDROOM ONE 12' 0" x 8' 1" (3.66m x 2.46m)

BEDROOM TWO 8' 8" x 8' 1" (2.64m x 2.46m)

BEDROOM THREE 7' 4" x 6' 9" (2.24m x 2.06m) plus door recess

BEDROOM FOUR 7' 4" x 6' 5" (2.24m x 1.96m) max.

BATHROOM 8' 3" x 4' 4" (2.51m x 1.32m)

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

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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.