



Helping *you* move



10 Clunbury Road, Wellington

This Three Bedroom Semi-Detached House is situated in a popular residential area, having well-proportioned living space with garage and off road parking, conveniently situated for local shops and Primary Schools.

Offers Over

£200,000

10 Clunbury Road, Wellington, Telford, TF1 3PA.

Overview

- NO UPWARD CHAIN
- Front Aspect Lounge
- Full Width Kitchen / Diner
- Ground Floor WC
- Three Bedrooms
- Shower Room with separate WC
- Gardens to front & rear
- Driveway Parking, Garage
- Gas Central Heating
- Double Glazing
- Freehold
- EPC D. Council Tax B.



Location

Located in the popular residential area of the Brooklands, 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 Morrisons and Aldi along with the Market Town of Wellington are approximately half a mile distant, as are the Bus and Railway Station. The property is conveniently located for the A5 / M54 which leads to the further amenities available in the Telford Town Centre, West Midlands Conurbation to the east and the County Town of Shrewsbury to the west.

Brief Description

This semi-detached House provides well proportioned living space set on a lovely corner plot with gardens extending to the front and side with an additional courtyard garden to the rear. The property is entered from the front by a porch with sliding door, which opens into the through Hall with stairs to the first floor. A cloakroom/WC is neatly located underneath the stairs, with under-stairs storage space adjacent. To the right, the front aspect lounge features a chimney breast with inset remote controlled electric fire. Double doors open into full width the Kitchen Diner, with windows to either end and a courtesy door from the kitchen area to the rear courtyard. The kitchen is fitted with a range of base units of drawers and cupboards with inset sink having double drainer. There is space and plumbing provision for under counter fridge, freezer, washing machine etc. Freestanding electric cooker. Stairs ascend to the first floor spacious Landing with side aspect window, airing cupboard housing the boiler and access hatch to the loft.



Bedroom One overlooks the front and has built-in wardrobes. Bedroom Two is on the rear with built-in wardrobes and shelves. Bedroom Three has a front aspect, with the overstairs bulkhead. The Shower Room has been refitted with a modern white suite, complemented by the separate WC situated adjacent. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a modern resin driveway providing one parking space leading to the garage, with power and light and courtesy door to the rear courtyard. There is a lawned garden and low brick wall to the front and side of the property, with mature borders of shrubs and perennials. The fully enclosed rear courtyard garden has a useful covered area adjacent to the kitchen and garage, and is laid to slabs and resin pathway for easy maintenance, with a shrubbed 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 B (currently £1496.60 for the year 2023/24).

EPC

Rating D. A copy of the full EPC report can be provided on request.

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.

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 Office in Wellington turn left into Vineyard Road and proceed to Morrisons Roundabout. Turn right onto Spring Hill and then first right into North Road - take the first left into Marton Drive and the Clunbury Road can be found on the left, just past the local shops. Number 10 can be found on the right hand side, after a short distance.

METHOD OF SALE

For Sale by Private Treaty.

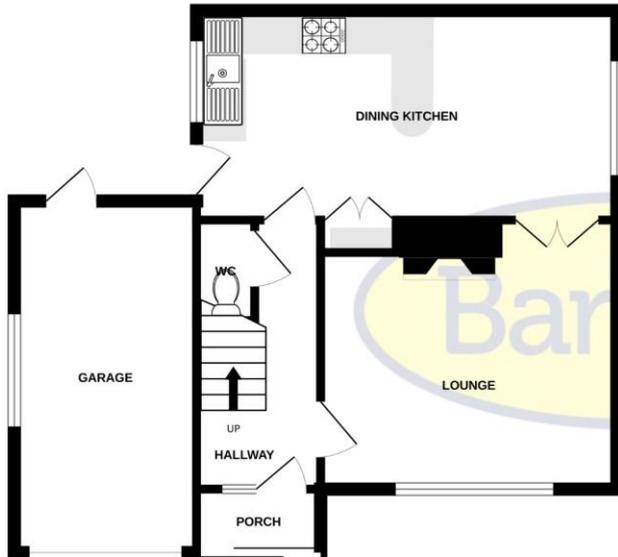
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AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.
Made with Metropix ©2023



All measurements quoted are approximate:

LOUNGE 12' 8" x 11' 9" max (10'4" min) (3.86m x 3.58m)

KITCHEN / DINER 19' 10" x 9' 3" (6.05m x 2.82m)

CLOAKROOM/WC 4' 6" x 2' 6" (1.37m x 0.76m)

BEDROOM ONE 11' 0" x 10' 2" (3.35m x 3.1m) excl. wardrobes

BEDROOM TWO 11' 0" x 9' 1" (3.35m x 2.77m) excl. wardrobes

BEDROOM THREE 7' 9" x 7' 3" (bulkhead: 3'2" x 2'11") (2.36m x 2.21m)

SHOWER ROOM 7' 8" x 4' 5" (2.34m x 1.35m)

WC 4' 7" x 3' 0" (1.4m x 0.91m)

GARAGE 15' 9" x 8' 1" (4.8m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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



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.