



Helping *you* move



2 Herbert Avenue, Wellington

This attractively presented Four Bedroomed Detached Chalet Style Bungalow, ideal for a family, or professional couple, is located in a popular and sought after residential area of Wellington, benefitting from three reception rooms, a larger than average plot and plenty of off road parking, secured by newly installed Iroko electric wooden gates with video intercom

Offers in the Region of

£415,000

2 Herbert Avenue, Wellington, Telford TF1 2BP

Overview

- Spacious accommodation
- Detached chalet style bungalow
- Electric Iroko wooden gate with video intercom
- Lounge, Dining Room, Family Room
- Kitchen, Utility Room
- Two ground floor Bedrooms
- Ground floor Bathroom and WC
- Two first floor Bedrooms
- Eaves storage and first floor WC
- Modern Gas Fired CH, Double Glazing
- Generously Proportioned Gardens
- Plenty of off road parking
- Freehold. Council Tax E. EPC Rating D



Location

Conveniently placed for walking or driving access to The Wrekin and into Wellington Town Centre with its traditional market, local shops, Leisure Centre, Bus and Railway Stations. There are a variety of education facilities within the immediate area including Wrekin College and Telford College. Junctions 6 or 7 of the M54 are both approximately 1 mile distant and give access to Shrewsbury in the west and Telford Town Centre and the West Midlands Conurbation in the east.

Brief Description

This much loved family home offers neatly presented accommodation throughout, with two generous bedrooms to the ground floor, alongside the bathroom and two further bedrooms to the first floor. It is entered via a glazed Porch which in turn opens directly into the Through Hallway with stairs to the first floor. The Lounge has an impressive bay window to the front, with feature fireplace. The Dining Room, to the rear of the lounge, enjoys dual aspect windows to the side and rear, again, with an attractive feature fireplace. The Kitchen is accessed off the dining room, with fitted cabinets of ash effect fronted cabinets of base and wall mounted units having complementary working surfaces over and backsplash tiling. Newly fitted inset gas hob with pull-out extractor fan over and built-in mid-level double oven. Integrated dishwasher and space for a further under counter appliance. Courtesy door into the garden and dual aspect windows to both sides.

A similarly appointed Utility Room opens from the kitchen, with space and plumbing provision for a washing machine and dishwasher and room



for an American style fridge freezer. Courtesy door to the rear garden. The Family Room is located to the very rear of the property, being an L-shaped room, suitable for a variety of purposes, with French style doors opening to the garden. The main two Bedrooms are located downstairs, both being generous doubles, with the principal bedroom enjoying a large front aspect bay window. The family bathroom comprises a bath, wash handbasin and shower cubicle, with a modern separate WC with wash hand basin. Upstairs are two further good sized bedrooms, a useful refitted WC with wash hand basin and plenty of cupboard and eaves storage space. Externally, the property sits back from the road, accessed via newly installed electric timber gates, with neatly maintained and fully enclosed gardens to both the front and rear. The rear garden is laid to artificial lawn for low maintenance, whilst the front garden is mainly shaped lawn with mature borders of established shrubs, trees and perennials. There is plenty of off road parking to the property, a car port and useful store, with metal up and over door.



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 Banding E (£2,351.79 for the year 2023/24)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated via a gas fired central heating system. 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 Wellington, town centre, proceed into Haygate Road (signposted M54 and Shrewsbury A5), taking the fourth turning on the left into Herbert Avenue, where the property will be found after a short distance on the right hand side.

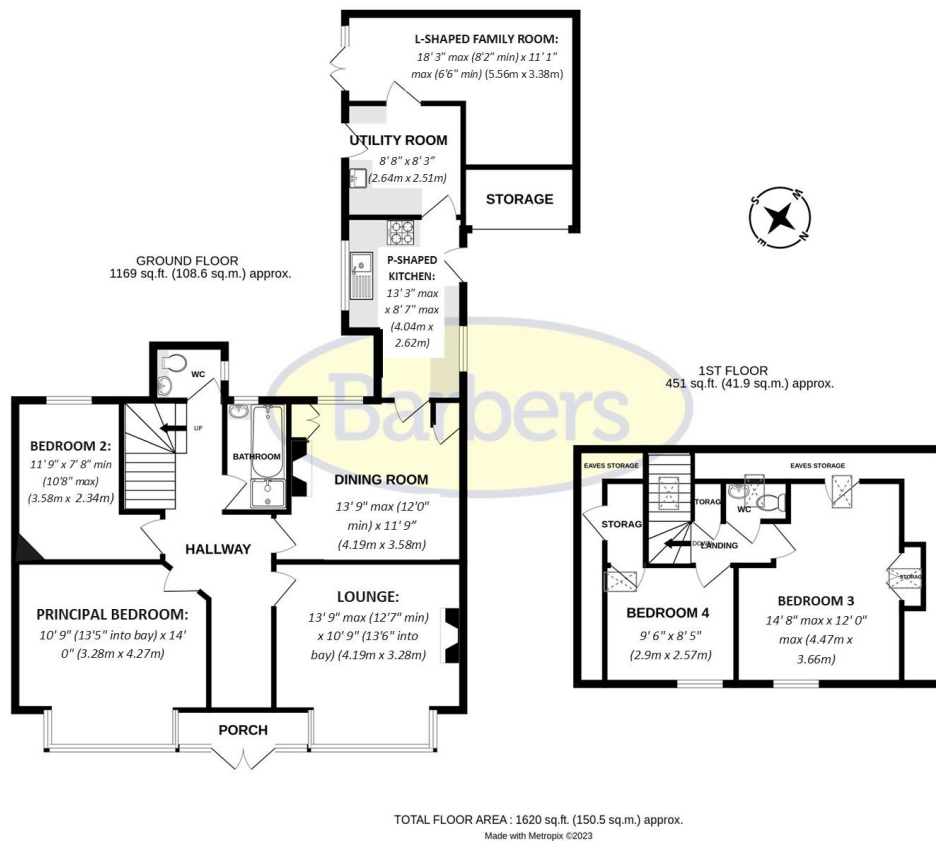
METHOD OF SALE

For Sale by Private Treaty.

WE32949.210323

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.



ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE: 13' 9" max (12' 7" min) x 10' 9" (13' 6" into bay) (4.19m x 3.28m)

DINING ROOM: 13' 9" max (12' 0" min) x 11' 9" (4.19m x 3.58m)

P-SHAPED KITCHEN: 13' 3" max x 8' 7" max (4.04m x 2.62m)

UTILITY ROOM: 8' 8" x 8' 3" (2.64m x 2.51m)

L-SHAPED FAMILY ROOM: 18' 3" max (8' 2" min) x 11' 1" max (6' 6" min)
(5.56m x 3.38m)

PRINCIPAL BEDROOM 1: 10' 9" (13' 5" into bay) x 14' 0" (3.28m x 4.27m)

BEDROOM 2: 11' 9" x 7' 8" min (10' 8" max) (3.58m x 2.34m)

BEDROOM 3: 14' 8" max x 12' 0" max (4.47m x 3.66m)

BEDROOM 4: 9' 6" x 8' 5" (2.9m x 2.57m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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
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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.