



Helping *you* move



2 Clunbury Road, Wellington

Offered for sale with no Upward Chain, this Three Bedroom Semi-Detached House with attached Garage is located in a popular residential area, conveniently situated for a range of neighbourhood Shops and Education facilities.

Offers in the Region of

£210,000

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

Overview

- Semi-Detached House
- Corner Plot Position
- No Upward Chain
- Lounge
- Breakfast Kitchen
- Wet Room
- Three Bedrooms
- Gardens
- Gas Central Heating
- Double Glazing
- 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

Offered for sale with No Upward Chain, this semi-detached House offers an ideal opportunity for First Time Buyers or buy to let investors. Entering into the Entrance Hall with stairs to first floor; the Lounge has a feature brick fireplace wall with display niche, hearth and further brick corner display area with inset shelf; window to the front and double doors leading into the Breakfast Kitchen which has a good range of white fronted base and wall mounted units, complementary working surfaces and integral gas oven and gas hob; dual aspect to the garden, built-in cupboard and door providing external access.



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Stairs ascend to the first floor Landing with access to loft space and cupboard. There are two double Bedrooms and one single Bedroom. The Wet Room has a white suite with walk-in shower area. The property benefits from gas central heating and double glazing.

Externally, the property has an attached single Garage and driveway parking. There are lawned gardens to the front which lead around to the front / side area. To the rear is a small courtyard and small lawned area.



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.

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.

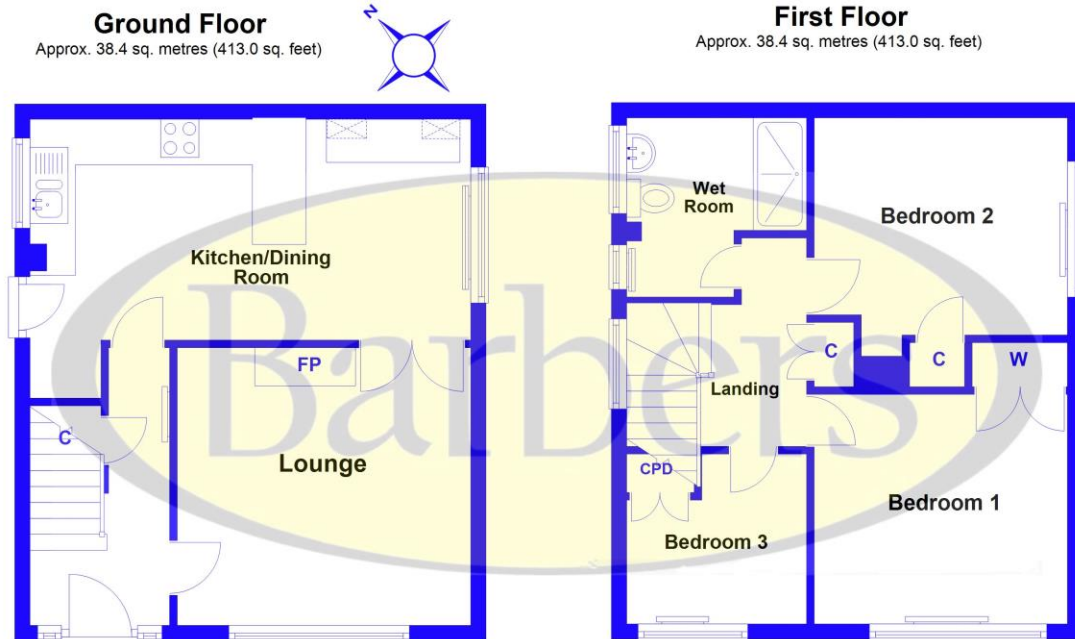
METHOD OF SALE

For Sale by Private Treaty.

WE33801.190923

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.



Total area: approx. 76.7 sq. metres (826.0 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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2 Clunbury Road, Wellington, Telford

All measurements quoted are approximate:

LOUNGE 12' 7" x 12' 0" (3.84m x 3.66m)

BREAKFAST KITCHEN 18' 11" x 9' 3" (5.77m x 2.82m)

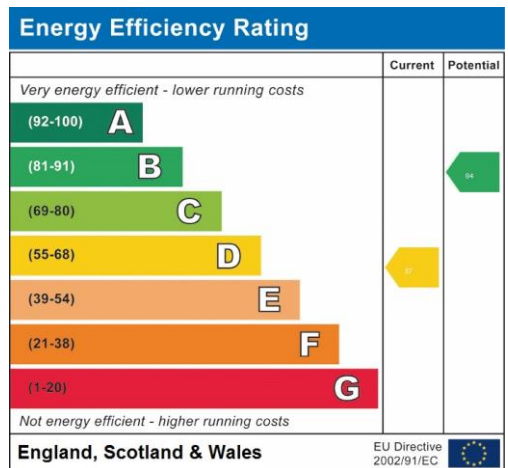
BEDROOM ONE 10' 11" x 10' 4" (3.33m x 3.15m)

BEDROOM TWO 10' 10" x 9' 4" (3.3m x 2.84m)

BEDROOM THREE 7' 10" x 7' 5" (2.39m x 2.26m)

WET ROOM 7' 9" x 7' 8" (2.36m x 2.34m)

GARAGE 15' 7" x 8' 1" (4.75m x 2.46m)



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.