



Helping *you* move



4 Merridale Crescent, Wellington

This traditional style Three Bedroom Detached House offers generously proportioned accommodation throughout and is conveniently located for access into the traditional Market Town of Wellington.

Offers in the Region of

£375,000

4 Merridale Crescent, Wellington, Telford, TF1 3BW.

Overview

- Detached Period Property
- Lounge, Dining Room
- Kitchen, Laundry Room
- Three Bedrooms
- Bathroom, Separate Toilet
- Garage and Toilet
- Long Rear Garden
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC D, Council Tax D



Location

Situated on the edge of the Historic Market Town of Wellington, within walking distance to the grounds of Wrekin College. The property is served by 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 within easy reach. The M54 provides access towards Shrewsbury in the West and Telford / West Midlands Conurbation in the east.

Brief Description

This period style Detached House has been immaculately maintained throughout and has provided a much loved home for many years. Entering through an arched recessed Porch with door opening into the Entrance Hall with stairs to the first floor. The Dining Room is situated on the front with a walk-in bay window and wall mounted gas fire. To the rear is the Lounge which has sliding patio doors out to the patio and a gas fire with feature surround and hearth. The Kitchen has windows to the rear and side along with a range of drawers, base and wall mounted units, complementary working surfaces, free standing cooker and fridge and a walk-in under stairs pantry with shelving and cold slab; a door to the side opens into the Laundry with provision for washing machine, cupboards, door to the rear garden and door into a walk-in cupboard. A door with single glazed window, opens into the Garage with up-and-over door, ample shelving, wall cupboard, half height under stairs cupboard and door into the toilet.



Stairs, with two turns at the top, lead to the first floor Landing. Bedroom One is to the front with a walk-in bay window, Bedroom Two has lovely views out over the rear Garden and Bedroom Three is found to the front. The Bathroom has a two piece suite and airing cupboard. There is a separate toilet. The property benefits from gas central heating and upvc double glazing.

Externally, the property is approached through wrought iron gates over a driveway leading to the attached Garage; adjacent lawned front garden. Access to the side of the garage leads into the long rear garden with patio area, lovely neatly maintained lawned garden with abundantly stocked established borders to the sides and rear.



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 D

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 Church Street, proceed right into Vineyard Road and at the T junction turn left onto King Street. Take the second right into Leegomery Road and follow this up - Merridale Crescent is on the right hand side and no. 4 is a short way along on the right.

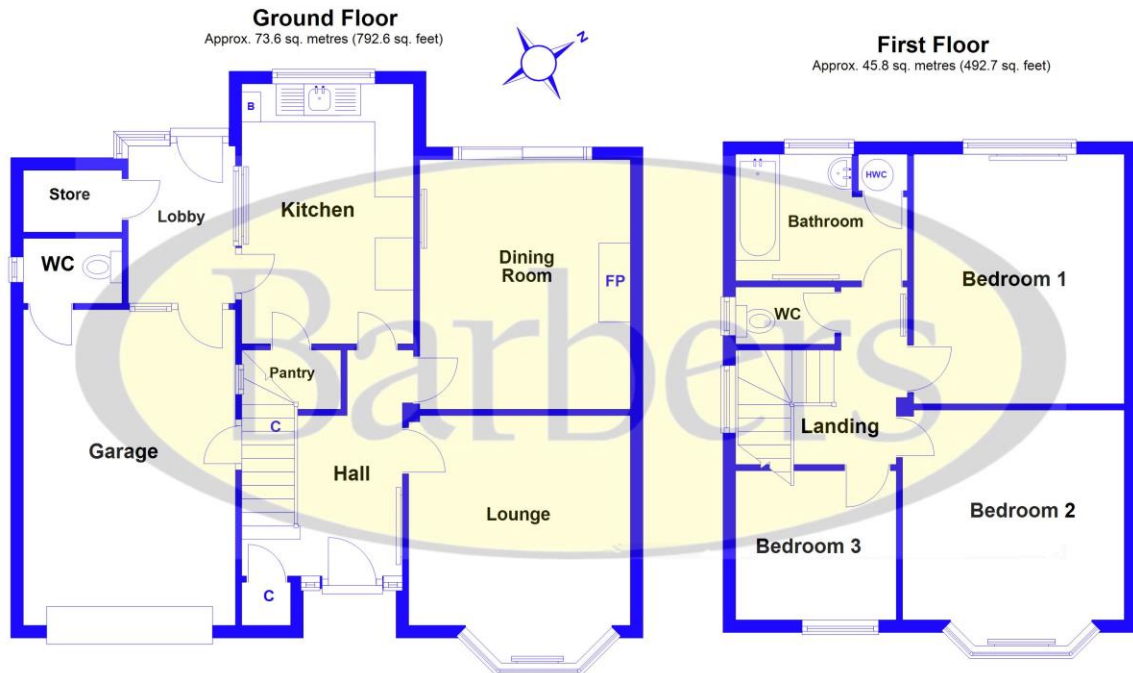
METHOD OF SALE

For Sale by Private Treaty.

WE34074.201023

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. 119.4 sq. metres (1285.4 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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All measurements quoted are approximate:

DINING ROOM 11' 4" x 12' 8" (3.45m x 3.86m) max. into bay

LOUNGE 13' 0" x 10' 9" (3.96m x 3.28m)

KITCHEN 13' 4" x 8' 9" (4.06m x 2.67m)

LAUNDRY 8' 0" x 5' 9" (2.44m x 1.75m)

WALK-IN CUPBOARD 4' 6" x 3' 2" (1.37m x 0.97m)

BEDROOM ONE 13' 6" x 11' 4" (4.11m x 3.45m) max. into bay

BEDROOM TWO 13' 0" x 10' 8" (3.96m x 3.25m)

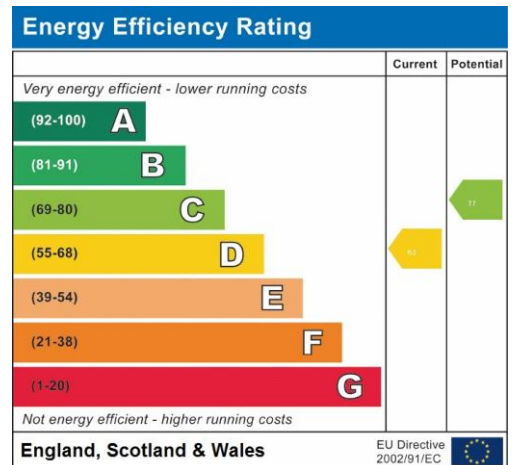
BEDROOM THREE 8' 4" x 7' 7" (2.54m x 2.31m)

BATHROOM 9' 0" x 6' 9" (2.74m x 2.06m)

TOILET 5' 2" x 2' 7" (1.57m x 0.79m)

GARAGE 15' 3" x 10' 9" (4.65m x 3.28m)

TOILET 4' 6" x 2' 6" (1.37m x 0.76m)



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.