



Helping *you* move



## 17 Wombridge Road, Wombridge

A beautifully presented, Two Bedroom Semi-Detached Bungalow with Garage and generously proportioned gardens to the rear with a lovely wooded backdrop beyond. Conveniently located for access into the local Town of Oakengates.

Offers in the Region of

**£245,000**



# 17 Wombridge Road, Wombridge, Telford, TF2 6HT.

## Overview

- Semi-Detached Bungalow
- Well maintained throughout
- Fitted Kitchen
- Lounge / Dining Room
- Conservatory
- Wet Room
- Two Bedrooms, En-suite Cloaks
- Garage and driveway parking
- Gas CH, Double Glazing
- Generous Rear Garden
- No Upward Chain
- EPC C, Council Tax B



## Location

Situated in the established residential locality of Wombridge, close to the local Church and having a lovely tree lined aspect to the rear. 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 attractive Semi-Detached Bungalow provides spacious, well maintained accommodation throughout. Entering into the L shaped Entrance Hall with useful boiler cupboard. The Kitchen has a window overlooking the front and white fronted range of drawers, base and wall mounted units with complementary working surface with inset ceramic sink unit, built-in slimline dishwasher, oven, gas hob and extractor over; provision and space for a washing machine and upright fridge / freezer. The Lounge is located to the rear of the bungalow with an attractive feature fire surround with electric fire and sliding patio doors opening into the Conservatory which provides elevated views over the rear garden and wooded backdrop beyond.





Bedroom One overlooks the front and has a useful sliding mirror door wardrobe. The Wet Room is located to the side with a walk-in shower area, toilet and sink set into a recess area. Bedroom Two is located to the rear with a window and door providing access to the patio area and also has a useful En-suite with toilet and sink. Internally, the Bungalow benefits from gas central heating and upvc double glazing.

Externally, the property is approached over a tarmac driveway which sweeps around in front of the Bungalow and continues to the side to the single Garage with up-and-over door to the front and pedestrian door to the rear. The rear garden is a particularly attractive feature and has a raised astro-turf patio with steps onto the path; a further paved patio area with steps also to the pathway which leads down, with steps, to the lawned garden area with a side shrub border, variety of inset small trees; lovely tree lined backdrop to the rear over green and parkland.



#### 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. 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](mailto: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 bungalow will be found a short way along on the left hand side.

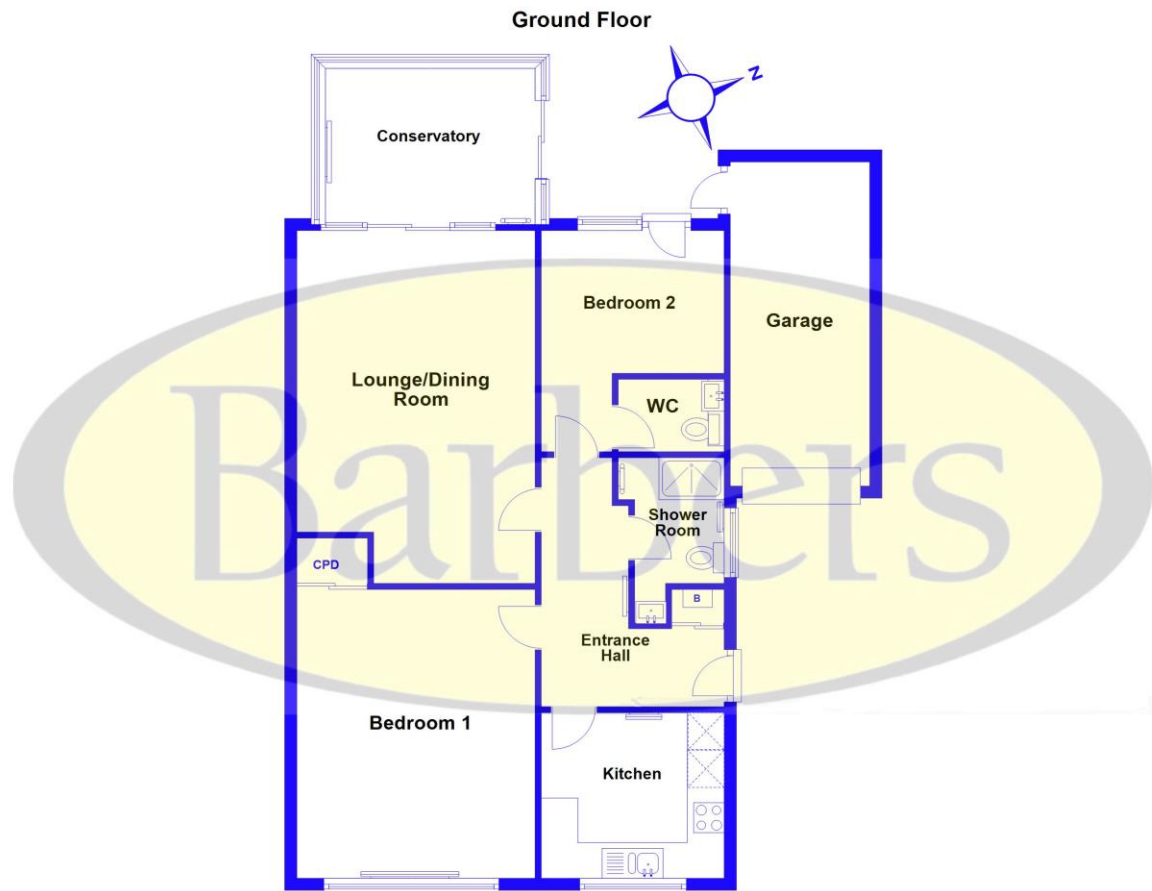
#### METHOD OF SALE

For Sale by Private Treaty.

WE34794.160124

#### DISCLAIMER

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. We have been advised that a replacement ground floor slab and partial underpinning work was carried out in 1984.



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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17 Wombridge Road, Wombridge, Telford

All measurements quoted are approximate:

**KITCHEN** 9' 8" x 8' 8" (2.95m x 2.64m)

**LOUNGE** 19' 4" x 13' 0" (5.89m x 3.96m) max.

**CONSERVATORY** 11' 8" x 9' 4" (3.56m x 2.84m)

**BEDROOM ONE** 15' 9" x 12' 8" (4.8m x 3.86m)

**BEDROOM TWO** 9' 9" x 7' 8" (2.97m x 2.34m) plus door recess in addition

**EN-SUITE** 5' 6" x 3' 9" (1.68m x 1.14m)

**WET ROOM** 6' 9" x 5' 2" (2.06m x 1.57m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

## 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](mailto:wellington@barbers-online.co.uk)



**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.