



Helping *you* move



Plot 1, Old Hall Fields, Wellington

A brand new four bedroom detached house with garage having well proportioned accommodation set on an exclusive development of just 8 new homes, nearby to Old Hall School in this sought after locality.

Offers In The Region Of

£319,950

Old Hall Fields, Wellington, Telford, Shropshire, TF1 1PR

Overview

- New Build Detached House
- Select Development Of Just 8 Houses
- Hall, WC, Lounge
- Kitchen/Diner, Utility
- Family Bathroom, Master En Suite
- Four Bedrooms
- Garage, Gardens
- Approx 1471 sq ft



LOCATION

Situated in a sought after locality on the edge of Old Hall School and dose to Wrekin College, the development is a short distance away from the Historic Market Town of Wellington which provides a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities including Old Hall, Wrekin College and Telford College. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West.

BRIEF DESCRIPTION

The property comprises entrance hall, spacious living room with a bay window to the fore.

A kitchen/diner with a door out to the rear garden and door to the utility and WC.



The stairs from the hallway ascend to the first floor where there are four bedrooms, the master bedroom benefitting from an en-suite and built in wardrobes. Family bathroom. There is a driveway to the front of the property fronting the single integral garage and there is an enclosed garden to the 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.

Services

We are advised that mains water, drainage, gas and electricity are available. Please note that both foul & surface water is pumped. There will be a communal electricity supply and there is a Management Co. which all residents will be a party to paying equal shares for the running and maintenance costs. 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.

Directions

From Church Street, Wellington turn right onto Vineyard Road and at the T junction turn right onto King Street and proceed to the roundabout. Take the first exit off (King Street) and turn immediately left up Constitution Hill and then turn right into Waterloo Road. Follow the round as it bears slightly to the left and at this point turn right into Mill Lane, continue along on the small new development will be found on your left hand side.

Local Authority

Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ

Viewing

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD.

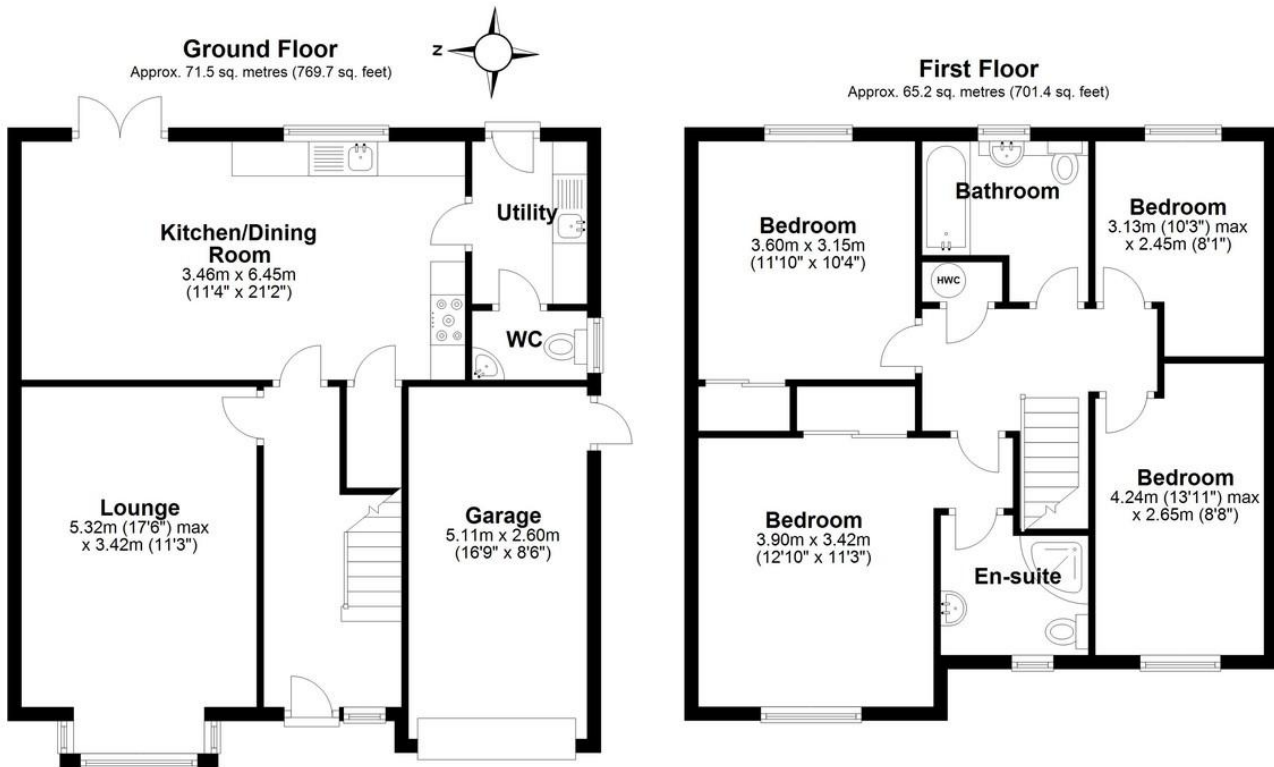
Tel: 01952 221200

Email: wellington@barbers-online.co.uk

Method of Sale

For Sale by Private Treaty.

WE27773.210521



Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	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!

WELLINGTON OFFICE
 1 Church Street, Wellington Tel: 01952 221200
 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.