Barbers

Helping *you* move

16 Pooler Close, Wellington, TF1 2HP

A spacious Three Bedroom Town House in a sought after location benefiting from an impressive, remodelled ground floor layout.

Offers In Region Of

£180,000

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Overview

- End Terrace House
- Three Bedrooms
- Master Ensuite
- Hall, WC, Refitted Kitchen
- Open Plan Lounge/Diner
- Family Bathroom
- Rear Garden
- Garage

LOCATION

Situated on the edge of Bowring Park close to the Historic Market Town of Wellington, 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. 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

DESCRIPTION

A spacious Three Bedroom Town House in a sought after location benefiting from an impressive, remodelled ground floor layout. The accommodation comprises entrance hall, WC and door through to the remodelled open plan lounge/diner having French doors out to the rear. The refitted kitchen has a range of high gloss wall and base units with integral fridge/freezer and dishwasher. The stairs from the hall ascend to the first floor where there are two double bedrooms along with the family bathroom, having a white suite. The stairs from the landing then ascend to the second floor where there is an impressive master suite with an ensuite shower room along with useful walk in cupboard. Externally the rear garden has a patio along with lawn and rear access to the garage and car park to the rear of the property.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. 999 year lease from 10 April 2003. We are advised that that the current ground rent and service charge payable (combined) is £30.47 per month.

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.

DIRECTIONS

From Junction 7 M54, proceed along the Holyhead Road towards Wellington, take the fifth turning on the left into Pooler Close

LOCAL AUTHORITY

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

VIEWING / PRE SALES ADVICE

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.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

DISCLAIMER

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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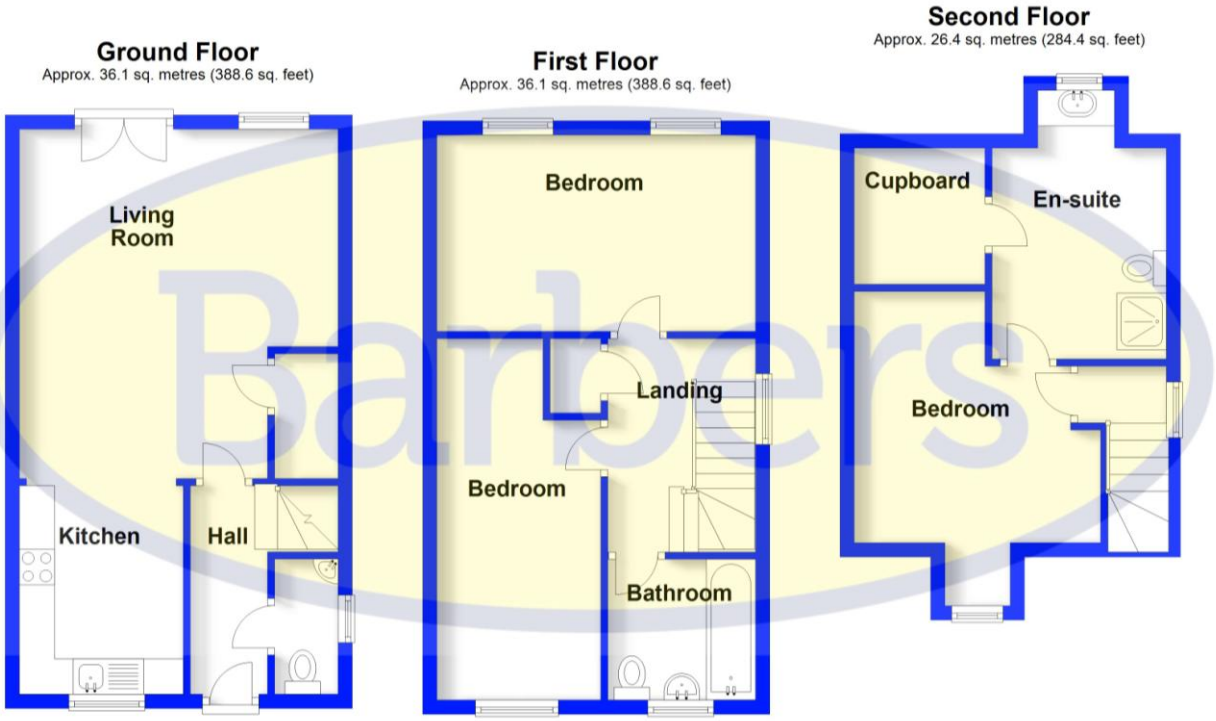


Total area: approx. 98.6 sq. metres (1061.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

LOUNGE/DINER
16' 2" x 14' 8" max (4.93m x 4.47m)

KITCHEN
9' 8" x 7' 5" (2.95m x 2.26m)

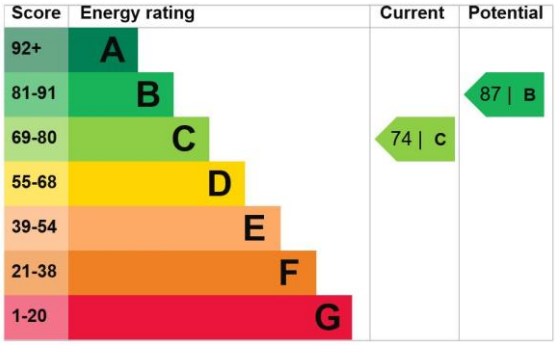
BEDROOM TWO
14' 9" x 9' 9" (4.5m x 2.97m)

BEDROOM THREE
13' 5" x 7' 8" (4.09m x 2.34m)

BATHROOM
6' 9" x 5' 7" (2.06m x 1.7m)

BEDROOM ONE
11' 2" x 12' 11" (3.4m x 3.94m)

ENSUITE
8' 5" x 6' 2" (2.57m x 1.88m)



The graph shows this property's current and potential energy efficiency.

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, TF1 1DD
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 but, please contact us before viewing the property.