



Helping *you* move



## 83 Wrekin Road, Wellington

A stylishly presented Period style Semi-Detached House with three Bedrooms, generous gardens and a Garage. Conveniently located for the education and shopping facilities of Wellington, a traditional market Town.

Offers in the Region of

**£294,000**



# 83 Wrekin Road, Wellington, Telford, TF1 1RL.

## Overview

- Semi-Detached Period Property
- Stylishly presented throughout
- Lounge
- Open Dining Kitchen
- Cloakroom
- Three Bedrooms
- Bathroom
- Garage, Gas CH
- Predominantly Double Glazed
- Beautiful, generous gardens
- EPC D, Council Tax C



## Location

Situated in a sought after location of Wellington, convenient for the walks of The Ercall and Wrekin and with local allotments situated behind the properties at the top of Wrekin Road. A short distance away is 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, Telford College and Wrekin College. Access to the M54 via junction 7 is approximately 0.5 miles distant and links in the east to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or towards Shrewsbury in the West.

## Brief Description

A beautiful example of a Period Style property which offers stylishly presented accommodation throughout and retains many period features. Double doors open inwards to the arched enclosed Porch with original stained glass side window and door leading into the Entrance Hall which has a useful under stairs storage cupboard. The Lounge overlooks the front garden through a lovely walk-in bay window and has an attractive fireplace with gas fire. The open style Kitchen and Dining area is positioned to the rear of the property, a light and airy room with door and side windows to the patio and further window (single glazed) to the side; to the Kitchen area you will find a range of drawers, units, complementary working surfaces, display cupboards and plate rack, integrated dishwasher, 'Stoves' range style cooker and Belfast style sink. Off the Kitchen a door opens into a useful recess, ideal for bins, and then to the Cloakroom with two piece suite and window to rear.



Stairs ascend to the first floor Landing with single glazed window to the side. Bedroom One overlooks the front through an attractive walk-in bay window with glimpses of the Ercall in the distance. There are two further Bedrooms and a Bathroom which has a white three piece suite with mixer tap shower attachment. Internally, the property benefits from gas central heating and is predominantly double glazed.

Externally, the property has an elevated lawned front garden with brick retaining wall and established shrub borders. Double gates open to the shared access driveway (with no.85) which leads up between the houses to the Garage block - the left Garage belongs to no.83 while the one on the right belongs to no.85. There is a courtyard style patio area with steps up to a gravelled area with established shrubs to either side, an arbour opens out to the attractive lawned rear garden with abundantly stocked borders to the sides and at the very bottom of the garden you will find a delightful summerhouse and gravelled area, catching the afternoon and evening sun.



#### 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 C

#### 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 the office in Wellington proceed to the right and into Market Street. At the traffic lights turn left onto Bridge Road and at the next set of traffic lights carry on straight over to the small roundabout - turn right into Wrekin Road and follow the road up the hill - as Wrekin Road levels out, no.83 will be found on your left hand side.

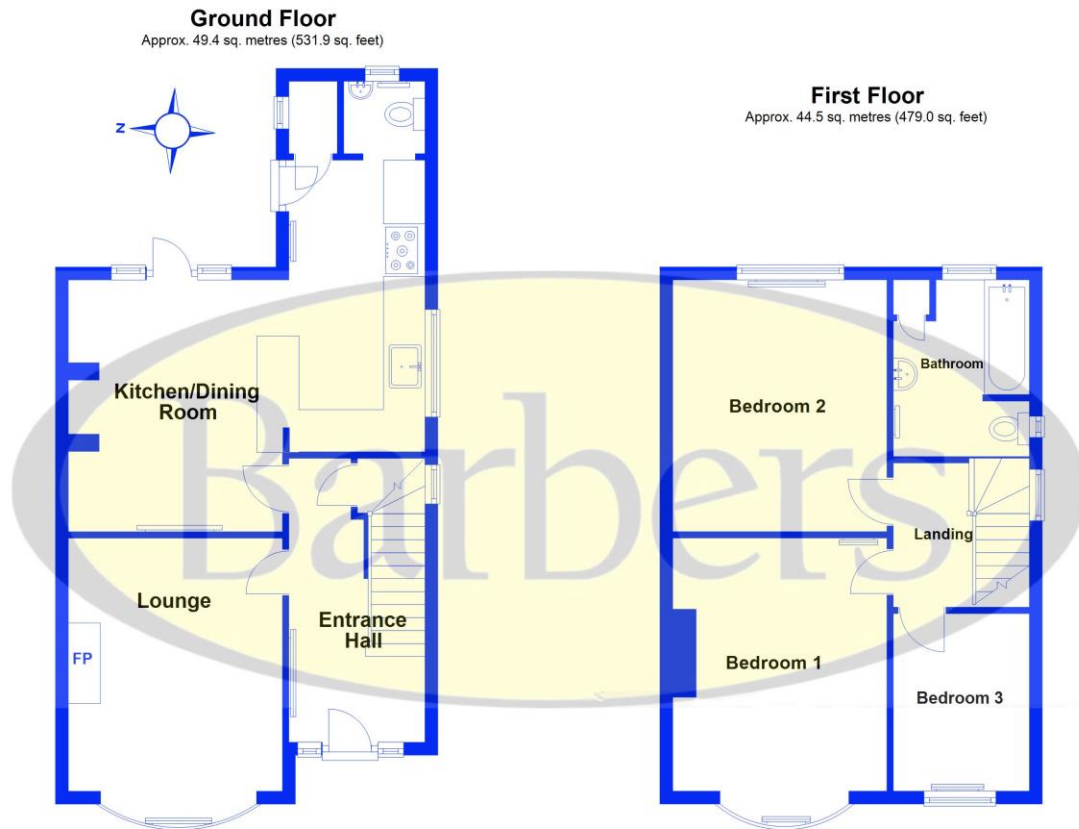
#### METHOD OF SALE

For Sale by Private Treaty.

WE31462.050624

**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. 93.9 sq. metres (1010.9 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

83 Wrekin Road, Wellington, Telford

All measurements quoted are approximate:

**LOUNGE** 15' 6" x 10' 9" (4.72m x 3.28m) max. into bay

**DINING AREA** 12' 9" x 10' 8" (3.89m x 3.25m)

**KITCHEN** 15' 0" x 8' 3" (4.57m x 2.51m) max.

**CLOAKROOM** 6' 9" x 3' 2" (2.06m x 0.97m)

**BEDROOM ONE** 15' 8" x 10' 9" (4.78m x 3.28m) max. into bay

**BEDROOM TWO** 12' 8" x 10' 9" (3.86m x 3.28m)

**BEDROOM THREE** 8' 9" x 6' 9" (2.67m x 2.06m)

**BATHROOM** 9' 0" x 6' 8" (2.74m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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! 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)



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.