



Helping *you* move



248a Holyhead Road, Wellington

Offered for sale with NO UPWARD CHAIN, this two bedroomed detached bungalow is set back from the road, within a sought after and convenient location in Wellington.

Offers in the Region of

£273,000

248a Holyhead Road, Wellington, Telford, TF1 2EB

Overview

- Available with No Upward Chain
- Detached bungalow
- Full depth L-shaped lounge/diner
- Fitted kitchen
- Modern wet room
- Two double bedrooms
- Front and rear gardens
- Garage and driveway parking
- Set back from the road
- Gas Central Heating
- uPVC Double Glazing
- Freehold. EPC: TBC. Council Tax: D



Location

Situated on one of the premier roads of Wellington, convenient for the walks of The Ercall and Wrekin and for access to Bowring Park a local green area with café and leisure facilities. A short distance away is the centre of 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 two bedroomed detached bungalow, set back from the road, with garage and driveway parking. Conveniently located for the amenities within Wellington, the property features well proportioned accommodation.

The property is entered from the front, via a good sized porch, which opens into the through hall. To the right is the full depth L-shaped lounge/diner, with gas fire (we understand this has not been in operation for some time) and useful serving hatch through to the kitchen. To the left of the hallway is the cloakroom / WC with front aspect window and adjacent to this is a storage cupboard. To the rear of the bungalow is the kitchen, fitted with a range of wood effect fronted units having contrasting work surfaces and complementary tiling.



This room has a rear aspect window and half glazed door to the garden, a built-in storage cupboard and a modern gas boiler, mounted on the wall. The hallway leads round to the left, with airing cupboard housing the hot water cylinder and access hatch to the generous loft storage space. This area has the potential to be converted to habitable living space, subject to appropriate planning consent and approval. Both bedrooms are good sized double rooms, one having front aspect and one having rear aspect. These are served by the wet room.

Externally, the driveway leads from Holyhead Road to the property, opening out to provide off road parking for several vehicles in front of the garage. An elevated front garden is finished with borders, whilst the rear garden is majority lawned with flagged patio areas, mature borders, a greenhouse and timber sheds. A further brick built store is located to the rear of the garage.



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 (currently £1,578.69 for 2024/2025).

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas central heating system. 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

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 to the T junction with Holyhead Road. Turn right and no.248a is located just after the terraced houses, past the Wickets public house, set slightly back from the road.

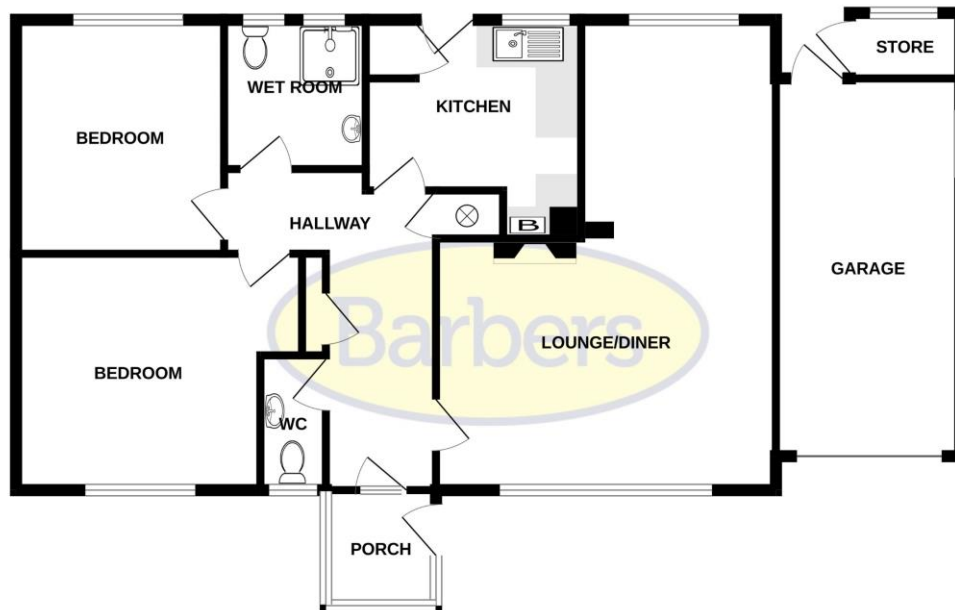
METHOD OF SALE

For Sale by Private Treaty.

WE31841.060825

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR
1054 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (98.0 sq.m.) approx.
Made with Metropix ©2025



All measurements quoted are approximate:

L-SHAPED LOUNGE/DINER 22' 11" max (12' 3" min) x 16' 7" max (9' 5" min)
(6.99m x 5.05m)

KITCHEN 10' 4" max (7' 11" average) x 10' 6" (3.15m x 3.2m)

FRONT BEDROOM 11' 10" (13' 8" into door recess) x 11' 0" (3.61m x 3.35m)

REAR BEDROOM 11' 4" x 10' 5" (3.45m x 3.18m)

WET ROOM 7' 3" x 6' 4" (2.21m x 1.93m)

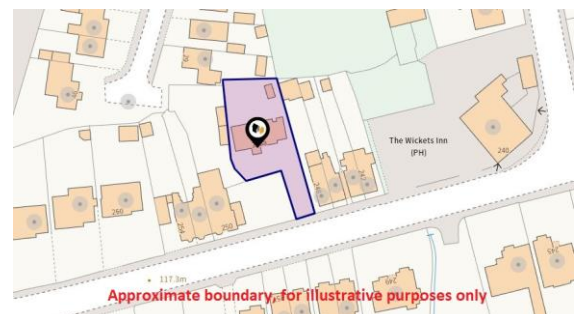
CLOAKROOM/WC 6' 6" x 3' 2" (1.98m x 0.97m)

PORCH 5' 8" x 4' 5" (1.73m x 1.35m)

GARAGE 18' 5" x 8' 9" (5.61m x 2.67m)

BRICK STORE 3' 4" x 3' 2" (1.02m x 0.97m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 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

Barbers

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.