



Helping *you* move



338 Holyhead Road, Wellington

Offered for sale with NO UPWARD CHAIN, this is a superb opportunity to purchase an investment property, with tenant in situ, within a sought after and convenient location of Wellington.

Offers in the Region of

£125,000

338 Holyhead Road, Wellington, Telford, TF1 2EY.

Overview

- Available with No Upward Chain
- Investment Property
- Tenants in Situ (*currently achieving £525 pcm in rent*)
- Full Width Lounge/Diner
- Fitted Kitchen
- Ground Floor Bathroom
- Two Large Double Bedrooms
- Courtyard Garden to Rear
- Gas Central Heating
- Freehold
- EPC: C. Council Tax: B



Location

Situated on the edge of the Historic Market Town of Wellington, the property is just a short walk away from the nearby Bowring Park and the Wellington Town Centre with its traditional weekly Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities is less than half a mile away, with the M54 also providing access to the wider West Midlands Conurbation to the East and Shrewsbury to the West

Brief Description

This two bedroomed mid-terraced property is spacious internally and is offered for sale as an investment. The current tenants have been in situ since January 2019, with the property currently achieving £525 pcm in rent. Entered from the front, the property briefly comprises a full width lounge/diner with front aspect window. Beyond the lounge/diner is a fitted kitchen comprising a range of pale coloured units of cupboards and drawers, with built in fan assisted oven having gas hob over and space and plumbing provision for a washing machine and under counter fridge. Behind the kitchen is a small lobby area, which the current tenants are



using to house an upright fridge freezer and which also has a door to the rear courtyard garden.

Off the lobby is the bathroom, fitted with a white suite comprising bath with shower over, close coupled WC and wash basin.

Stairs from the kitchen rise to the first floor, which comprises two large double bedrooms, the main one of which is the full width of the property. Bedroom two has a useful overstairs storage cupboard.

Externally, there is a courtyard garden to the rear. There is access for the residents to take bins out across the courtyard of number 40. Similarly, numbers 34 and 36 have access across the courtyards for their bins.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. There are currently tenants in occupation, however, if required, vacant possession can be given 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 Junction 7 off the M54 turn right onto Holyhead Road. After approximately 0.25 miles, pass Haygate Road and The Old Orleton on your left hand side, and the property will be found after a short distance, on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE35182.100424

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.



All measurements quoted are approximate:

LOUNGE/DINER 12' 3" x 11' 9" (3.73m x 3.58m)

KITCHEN 10' 0" x 9' 2" (3.05m x 2.79m)

BATHROOM 5' 8" x 5' 4" (1.73m x 1.63m)

BEDROOM ONE 12' 3" x 11' 8" (3.73m x 3.56m)

BEDROOM TWO 10' 0" x 9' 3" (3.05m x 2.82m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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

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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.